



Poldown Cottage Breage, TR13 9NN

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Poldown Cottage

- BEAUTIFUL TRADITIONAL-STYLE COUNTRY COTTAGE
- VERSATILE LIVING SPACE AND GORGEOUS GARDENS
- STUNNING INGLENOOK FIREPLACE AND LOG BURNER
- VERSATILE GROUND-FLOOR ROOM
- GREENHOUSE
- SHEPHERD'S HUT
- PERFECT FAMILY HOME OR AN IDYLIC RETREAT
- FREEHOLD
- COUNCIL TAX E
- EPC - E41



Nestled in an idyllic rural setting, this beautiful traditional-style country cottage offers versatile living space and gorgeous gardens. Tucked away down a private lane yet close to major towns and both the north and south coasts, it provides a perfect blend of seclusion and convenience.

Full of character, the cottage features a sitting room with a stunning inglenook fireplace and log burner, while the connecting snug, with its open fire, could serve as a dining room or additional living space. The traditional-style kitchen boasts granite worktops, leading into a spacious conservatory that opens onto the garden. A further versatile ground-floor room could be used as a fourth bedroom or home office, adding to the home's flexibility. Thoughtful additions such as a large utility room, cloakroom, and walk-in pantry ensure practicality.

Upstairs, there are three well-proportioned bedrooms alongside a family bathroom featuring a freestanding bath, separate shower cubicle, and a separate W.C.

The gardens are a true delight, arranged in three sections. The family garden, directly accessible from the house, is a level, lawned space with a nature pond and established borders. Beyond this, the kitchen and produce garden features a greenhouse, well-established beds, and a variety of heritage apple trees, perfect for those who love to grow their own produce. The final section, the orchard, is home to a large Bramley apple tree, a Kea plum, and a Shepherd's hut, ideal as a summerhouse, guest space, or peaceful retreat. Filled with daffodils in spring, this less formal garden also benefits from its own access.

Offering charm, character, and outstanding outdoor space, this is a perfect family home or an idyllic retreat for active retirees who love gardening and countryside living.





LOCATION

Enjoying a tucked away location accessed by a private driveway, this property enjoys a wonderful location within the heart of the Cornish Countryside being secluded yet not isolated. Nearby is the National Trust owned Godolphin House Estate and Godolphin Woods both offering plenty of opportunity for countryside walks with fabulous views. Carleen itself enjoys an active local community with many activities on offer at the Village Hall and offers easy access to nearby major towns such as Helston, Penzance and Hayle as well as connectivity to the A30. Both the North and South Coast can be accessed by car with a choice of stunning beaches including Praa Sands, Kenneggy Cove and Prussia Cove all within a short drive.

The nearby market town of Helston is famed for it's historic Flora Day celebrations on the 8th of May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer.

The surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf.

ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PANEL GLAZED STABLE DOOR TO LOUNGE

LOUNGE 17'9" x 12'3" (maximum measurement) (5.41m x 3.73m (maximum measurement))

A cosy dual aspect room with windows to the front and the rear. Two radiators and a fabulous inglenook fireplace housing a multi-fuel log burner. A useful cupboard to the side, beamed ceilings, stairs to the first floor and opening to snug/dining room.

SNUG/DINING ROOM 11'4" x 9'5" (3.45m x 2.87m)

With an open fire set in stone surround and a hearth, panel glazed window to the front, radiator and a door to the kitchen.

KITCHEN 14'5" x 8'1" (4.39m x 2.46m)

With a tiled floor and fitted with traditional style base units with substantial granite worksurfaces over. Butler style sink and a space and point for a fridge/freezer and a space and point for an electric oven. A panel glazed window to the rear overlooking the gardens. A radiator, understairs storage cupboard. panel glazed stable door to the conservatory and an opening to the rear lobby.

CONSERVATORY 16'4" x 12'7" (4.98m x 3.84m)

With a tiled floor. A fabulous space perfect for as a dining, or additional reception room. With UPVC double glazed windows to the side and rear, overlooking the garden. With granite sills and double doors accessing the garden.

REAR LOBBY

With a tiled floor and access to the pantry, bedroom four and utility room.

PANTRY 4'4" x 4'3" (1.32m x 1.30m)

A fantastic traditional style walk-in pantry offering plentiful shelved storage.

BEDROOM FOUR/OFFICE 13'4" x 8' (4.06m x 2.44m)

A versatile room, perfect as a ground floor bedroom, guest room or an ideal office for those needing to work from home. A radiator and panel glazed window.

UTILITY ROOM 12'9" (max) x 9'4" (max) (3.89m (max) x 2.84m (max))

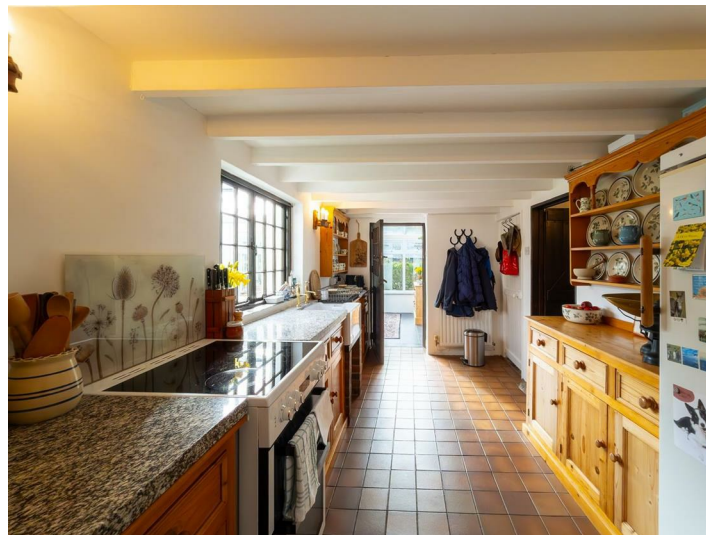
A wonderfully practical room with a tiled floor. Base units with worksurfaces over, space and plumbing for a washing machine, built-in storage cupboards and a further cupboard housing Worcester oil fired boiler. A radiator and a panel glazed window to the side and a panel glazed stable door to the garden and a door to the cloakroom.

CLOAKROOM 5'8" x 4'9" (1.73m x 1.45m)

With tiled floor, a low level w.c., wash hand basin in a vanity unit and cupboards below. A panel glazed window to the side.

FIRST FLOOR GALLERIED LANDING

With loft access and doors to various rooms.





BEDROOM ONE 13'5" x 11'1" (4.09m x 3.38m)

With a radiator and panel glazed window.

BEDROOM TWO 12'1" x 8'8" (3.68m x 2.64m)

With a radiator and panel glazed window.

BEDROOM THREE 8'4" x 7'6" (2.54m x 2.29m)

With a radiator and panel glazed window.

BATHROOM 10'8" (max into the depth of the shower) x 7'7" (3.25m (max into the depth of the shower) x 2.31m)

With a free standing bath, wall mounted wash hand basin, a tiled cubicle housing a domestic hot water shower, a radiator and panel glazed window overlooking the garden.

SEPARATE W.C. 4'4" x 3'4" (1.32m x 1.02m)

With a low level w.c. and panel glazed window overlooking the garden.

OUTSIDE

The property is approached by a private lane, along a hedgerow which is currently filled with beautiful primroses. Arrive and park in the parking area, which provides parking for several vehicles, as well as turning space and access to the workshop.

WORKSHOP 15'7" x 14'9" (4.75m x 4.50m)

A useful space with power and light, fitted with work benches and useful shelves. With windows to the front and to the side.

OUTSIDE

The gardens are a real feature of the property, a dream for families and keen gardeners. They are extremely generous and currently divided into three sections, with the main gardens connecting to the property, being accessed from both the conservatory and utility room. They offer a level expanse of lawn which is fully enclosed offering a safe area for children and pets. There is a useful area with water connected and sinks. There are established beds and borders stocked with plants, flowers and shrubs, as well as trees and a wildlife pond. This is a wonderful space to relax in nature and watch your children play, or perhaps enjoy an al fresco supper with friends.



KITCHEN PRODUCE GARDEN

With a large central planter and further raised planters which have been used by the present vendors to successfully grow their own produce. Two of the large planters to the side are stocked with a selection of heritage apple varieties. There is an useful greenhouse, composting area and rain water collecting system, as well as a garden shed.

The final section of garden is the orchard with its own separate access, which currently offers a stunning display of daffodils. This is a natural and very peaceful part of the garden in which to spend time. Complete with its own shepherds hut, perfect as a luxurious summerhouse or for guests. There is also a very mature Bramley Apple tree as well as a Kea Plum.

SHEPHERDS HUT 13'4" x 6'8" (4.06m x 2.03m)

With a day bed which converts to a full double bed, an utility area which includes a sink, worksurface and storage. Power and light connected. The shepherds hut is triple aspect with windows to both sides and rear and also benefits from a small log burner.

SERVICES

Mains water and electricity, private drainage and oil fired central heating.

AGENTS NOTE

Please be aware that the owners have informed us that the roof is nearing the end of it's natural life and will need to be replaced in the short term future. There is also spray foam insulation that will need to be removed. We hold three quotes on file for the work which are available to interested parties and the works have been accounted for within the pricing.

DIRECTIONS

From Helston take the A394 towards Penzance. Drive up the hill and at the top turn right by Chris Nicholls Motors towards Hayle on the B3302. Continue for approximately half-a-mile before turning left towards Carleen and Godolphin. Continue along this road until seeing the turning for Bracken Caravan Park on your right hand side. Almost immediately you will see the private driveway for this property on your left identified by a Christophers For Sale Board, proceed down the driveway and Poldown Cottage will be found on the right.









VIEWING

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band E

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

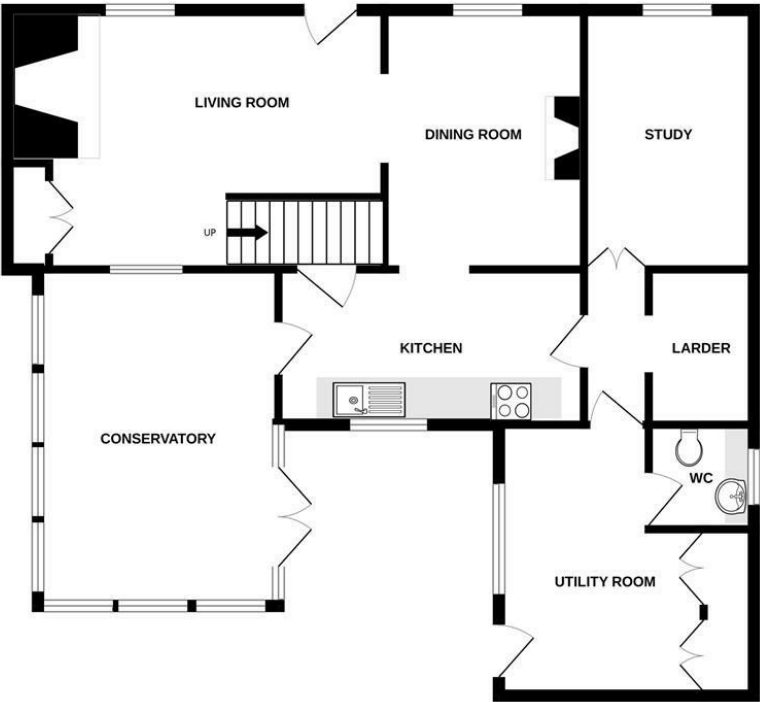
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

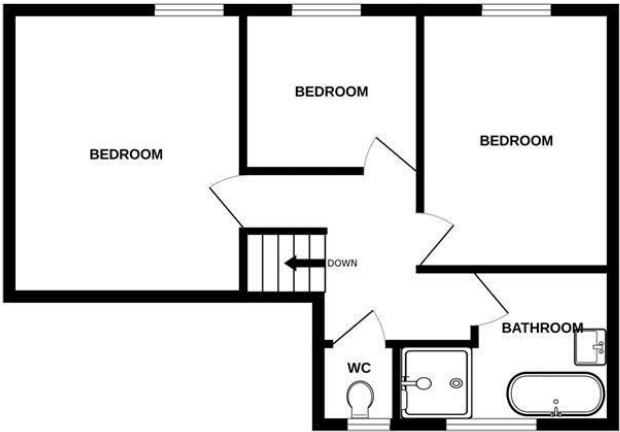
20th March 2025



GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.




1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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