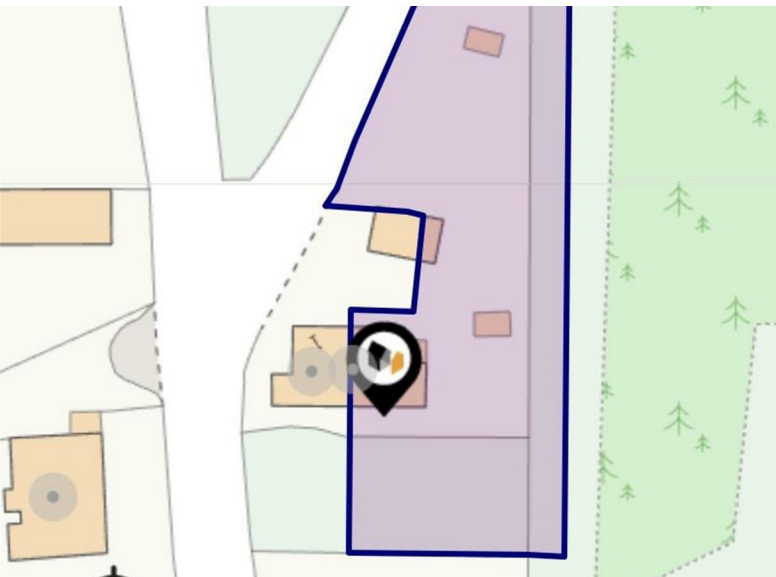


CHRISTOPHERS

ESTATE AGENTS



This exceptional opportunity comprises a two-bedroom semi-detached cottage, in need of refurbishment with a particularly large garden extending to approximately one third of an acre, with the lower part of the garden benefitting from planning consent for the construction of a detached three-bedroom home.

Located in a delightful semi-rural setting, the property offers enormous potential – whether you're seeking a character cottage to refurbish and enjoy with its extensive gardens, or a development project combining the refurbishment of the existing dwelling with the creation of an additional new home.

The existing cottage is in need of complete refurbishment but already benefits from planning consent for a ground floor extension, designed to greatly enhance the living space. As it stands, the accommodation comprises a sitting room, kitchen/breakfast room and shower room on the ground floor, with two double bedrooms upstairs. The approved plans reimagine the layout to include a spacious dual-aspect lounge with access to the garden, a generous kitchen/breakfast room, utility room, bathroom and side porch, while retaining the two double bedrooms on the first floor.

A true highlight of this property is the wonderful garden, unusually large for a cottage of this size and backing onto open countryside. Beautifully planted with mature trees and shrubs, it offers exceptional privacy and a real sense of tranquility. The garden is arranged in two main sections – one directly accessed from the cottage with a useful block-built outhouse, and a further area beyond, currently home to a dilapidated greenhouse, which would lend itself perfectly to a productive kitchen garden or further landscaping.

To the North of the cottage, the building plot has planning permission granted for a detached, two-storey dwelling of approximately 101.85 sq. metres, or could simply be utilised as part of the garden.

LOCATION

The property is located in the small hamlet of Polgarth, just outside Crowntown is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the north and south coast, each of which offer stunning beaches. The property is also convenient for the surrounding countryside and good walking. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsula. The property is also within reach the well regarded Sithney Primary School.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

With door to:

HALLWAY

With stairs to the first floor and opening to the sitting room.

SITTING ROOM 3.66M X 3.20M (12' X 10'6")

With window to the front, beamed ceiling, gas fire (not tested) in fireplace mantle over and tiled hearth. Under stairs storage cupboard.

KITCHEN/DINER 3.96M X 3.73M (13' X 12'3")

With window to rear and door to the rear garden. Working top surfaces incorporating a sink with drainer and mixer tap over. Partially tiled walls and a beamed ceiling. Door and steps down to the:

SHOWER ROOM

Comprising of a shower cubicle, partially tiled walls, wash basin and window. Opening to the:

W.C.

Having a low level w.c.

STAIRS AND LANDING

With doors to both bedrooms.

BEDROOM ONE 4.19M (NARROWING TO 4.04M) X 3.73M (13'9" (NARROWING TO 13'3") X 12'3")

With window to rear with window seat overlooking the garden. Built in cupboard housing water tank and immersion heater. Loft access.

BEDROOM TWO 4.72M (NARROWING TO 3.44M) X 3.73M (15'6" (NARROWING TO 11'3") X 12'3")

With window to front with window seat.

OUTSIDE

The property enjoys a generous plot with gardens to the side and rear that are exceptionally large for the type and style of the property. The entrance area provides for parking and turning and the lower meadow has consent for a dwelling. Stepping outside from the cottage you find yourself in a gorgeous lawned garden, stocked with mature trees and shrubs, offering an excellent degree of privacy and a real feeling of being in nature. There is an overgrown patio area with useful external power sockets and an outside tap. as well as a block built outhouse. There is a further garden area, also of good size, with a dilapidated greenhouse. This part of the garden would make a super produce garden if desired.

OUTBUILDING

A useful block built outbuilding with door and window to front.

AGENTS NOTE

Full details of the planning can be found on the online planning register under reference - PA24/09737. There is a CIL payment to be made on the development of £12,523.07, this does not apply to self build clients who plan to live in the property themselves. The plot is un-serviced.

AGENTS NOTE TWO

We are advised that the property may be partly constructed of cob.

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/>

ANTI-MONEY LAUNDERING

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

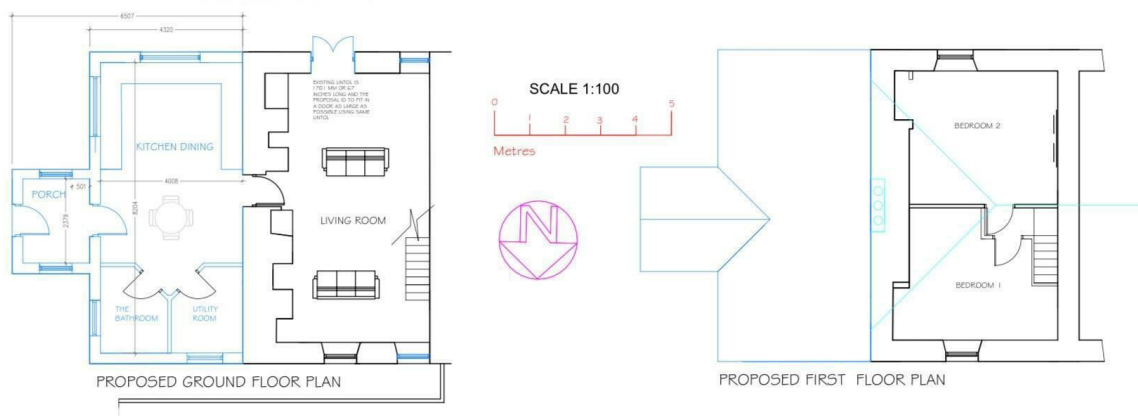
PROOF OF FINANCE - PURCHASERS

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.

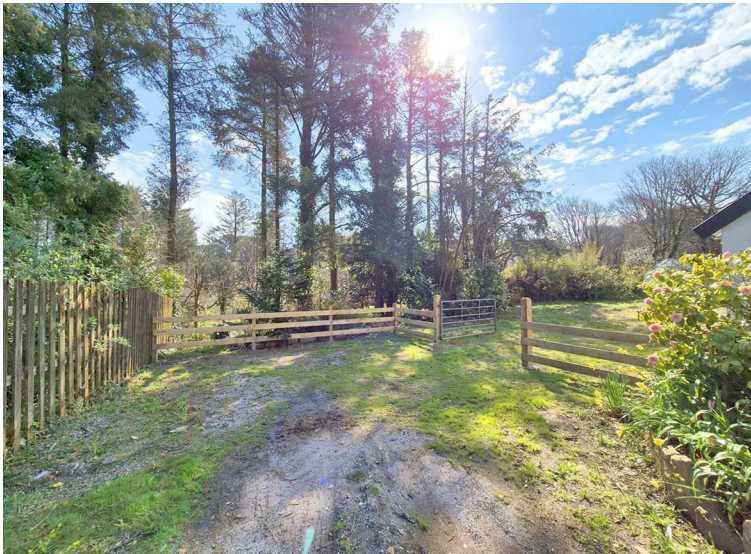
DATE DETAILS PREPARED.

15th October 2025.

2 CARNE VIEW COTTAGE AND PLOT CROWNTOWN, TR13 0AA PRICE GUIDE £280,000



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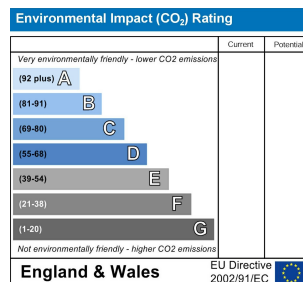
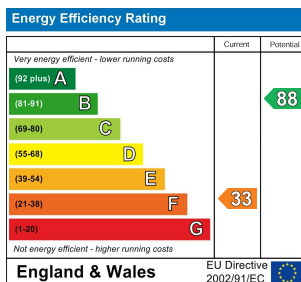
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