



Polkerr House





# Polkerr House

Treramett, Tintagel, PL34 0BY

Village Centre 0.2 miles – Bodmin 18.9 miles – A30 16.7 miles

A superb multi generational property, which is believed to date back to the 19th century, set within a popular coastal village.

- 5 Bedroom Main House
- 2 Bedroom Cottage
- Versatile Accommodation
- Generous Garden
- Popular Village Position
- Off Road Parking & Garage
- Freehold
- Council Tax Bands: E & A

Guide Price £699,950

## SITUATION

The property is situated in the historic, self-contained coastal village of Tintagel in an Area of Outstanding Natural Beauty. The village has numerous shops and facilities, including post office, general store, chemist, primary school, places of worship, doctors' surgery, pubs and restaurants.

The A39 is some 5.5 miles distant allowing access to the towns of Bude, Camelford and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. At Launceston there is access onto the A30 trunk road which links the cathedral cities of Truro and Exeter. The popular beach of Trebarwith Strand is only 2 miles from the property and the majestic Bodmin Moor can be accessed at Davidstow.

## DESCRIPTION

A substantial attached 5 bedroom property, which has been tastefully updated by the current owners to form a delightful family home with versatile accommodation.

The property also benefits from a 2 bedroom attached cottage which offers excellent space for those looking for income potential or those looking for multi-generational use.





## HOUSE

Front door leads into the entrance porch which in turn leads into the impressive kitchen which comprises a range of wall mounted cupboards, base units and drawers, breakfast bar, inset sink, space for appliances and a built in cooker.

An opening from the kitchen leads through to the dining room which provides an excellent space for those looking to host and entertain.

The inner hall leads to the remaining ground floor rooms and the stairs rising to the first floor.

The sitting room is a delightful size and enjoys a most pleasant outlook over the garden and a wall mounted electric fire.

The ground floor is completed by the beautiful garden room which offers additional reception room space and a double bedroom with an en suite bathroom.

The first floor comprises a landing and four further bedrooms. Bedroom 4 (as listing on the floorplan) is a single bedroom with the remaining 3 bedrooms all double bedrooms with en suite shower rooms.

## COTTAGE

The Cottage is accessed by its own independent front door which leads into the hall with stairs rising to the first floor.

The Ground floor offers a spacious sitting/dining room and a kitchen with a range of wall mounted units, base units and drawers, inset sink, integrated dishwasher and a built in cooker.

The first floor comprises a landing with storage cupboards and two bedrooms which both benefit from en suite shower rooms.

## OUTSIDE

The property is approached by a shared driveway which offers parking for multiple vehicles, two useful stores and a workshop with power and light.

The property enjoys a delightful lawned garden to the front with a terrace offering an ideal setting for al fresco dining, with the garden also benefitting from a range of flower and shrub borders.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL. Mobile Signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From the centre of the village at the mini roundabout, take the turning into Molesworth Street on the B3263 signposted Camelford/Trebarwith/Treknow. Continue along Molesworth Street and just before the left hand bend the property will be located on the left-hand side.

[what3words.com](http://what3words.com)

///catchers.duos.really





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		48	77
EU Directive 2002/91/EC			

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Area = 2298 sq ft / 213.4 sq m (excludes store)

Polkerr Cottage = 854 sq ft / 79.3 sq m

Outbuildings = 324 sq ft / 30.1 sq m

Total = 3476 sq ft / 322.8 sq m

For identification only - Not to scale

**First Floor**

- Bedroom 3: 3.68 x 3.53m / 12'1" x 11'7"
- Bedroom 4: 2.59 x 2.36m / 8'6" x 7'9"
- Bedroom 2: 4.98 x 3.95m / 16'4" x 13'
- Bedroom 2: 4.52 x 2.84m / 14'10" x 9'4"
- Bedroom 1: 5.54 x 2.82m / 18'2" x 9'3"
- Bedroom 1: 4.53 x 4.18m / 16'2" x 13'9"

**Ground Floor**

- Garden Room: 6.25 x 3.05m / 20'6" x 10'
- Bedroom 5: 4.37 x 3.68m / 14'4" x 12'1"
- Sitting Room: 4.88 x 3.96m / 16' x 13'
- Sitting Room: 5.54 x 3.84m / 18'2" x 12'7"
- Kitchen: 4.17 x 1.78m / 13'8" x 5'10"
- Dining Room: 4.93 x 4.14m / 16'2" x 13'7"
- Kitchen: 5.69 x 2.82m / 18'8" x 9'3"
- Store (Unmeasured)

**Outbuilding 3**

- Store: 2.54 x 2.44m / 8'4" x 8'

**Outbuilding 1 / 2**

- Workshop: 5.05 x 3.05m / 16'7" x 10'
- Kitchen: 3.05 x 2.74m / 10' x 9'

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1150560