



CORNISH
BRICKS

Heatherlea Cottage, Polgooth

Guide Price £310,000



Heatherlea Cottage

Polgooth, St. Austell

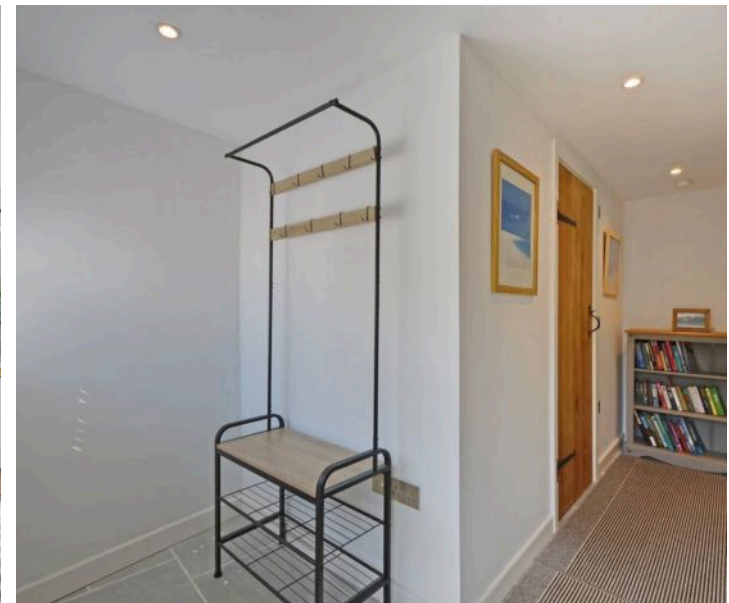
BEAUTIFUL, PERIOD, CORNISH COTTAGE, which has been RECONFIGURED & RENOVATED to a VERY HIGH STANDARD, with a PERFECT BLEND OF CONTEMPORARY & TRADITIONAL, in the PRETTY VILLAGE OF POLGOOTH, approximately 2 miles West of St Austell and only 11 miles from the Cathedral city of Truro. Enjoying a central village location, within walking distance to amenities.

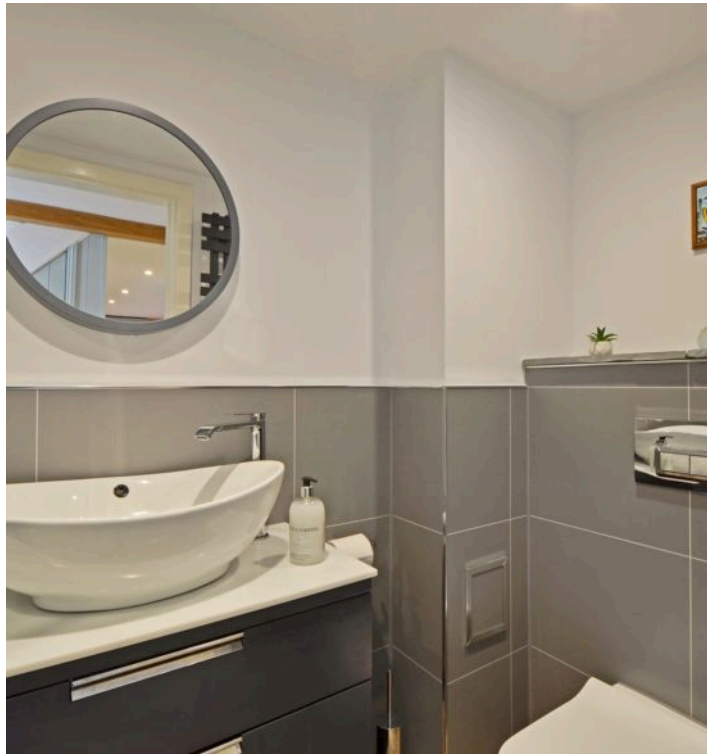
The property boasts, SUPERB SEPARATE LANDSCAPED GARDEN with INSULATED GARDEN ROOM/HOME OFFICE & PARKING a huge selling point for a cottage in this area, 2 DOUBLE BEDROOMS, INCREDIBLE LIVING SPACE, inc. OPEN PLAN KITCHEN/LIVING AREA to the rear, MODERN YET TRADITIONAL KITCHEN, BATHROOMS, FIXTURES & FITTINGS.

PROPERTY:

This beautiful home has been much improved by the current vendor, who has blended contemporary with traditional perfectly. whilst hugely improving the flow and living space to create this beautiful homely, Cornish cottage.

You can enter the property into the beautiful entrance hallway which sets the tone for the rest of the house. You have stairs to the first floor, ceramic tiled floors, understairs storage door into a ground floor shower room which is a lovely addition, providing an extra shower room which is always handy.





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The kitchen/dining/family room is at the rear of the property, which is the hub of the home. An incredible space for the family to come together or to entertain which has an incredible amount of light. The lounge area has a log burner to make it cosy on those winter nights. There is space for a dining table the room has tiled floors.

The kitchen is modern yet in keeping with ceramic tiled floor, a range of shaker style base and wall units, wood worktops, Belfast sink with mixer tap over, range cooker, with subway tiling, space for fridge freezer and integrated dishwasher.

Stairs rise to the first floor where you will find two double bedrooms and an incredible family bathroom, with freestanding bath, separate shower, cast iron radiator, towel rail, w.c and sink with vanity unit above and patterned tiles floors.

EXTERNALLY:

This cottage as stated has the huge benefit of a garden area which is planted beautifully, fenced off to be enclosed, with a large garden room/office which is insulated, double glazed with electricity, again a fantastic addition that could be utilised in various ways. To the side of this and parking for 2 vehicles which is a huge benefit for a cottage in the village.

To the rear just outside of the kitchen area a private courtyard area with space for bistro table.

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LOCATION:

This lovely home is situated in a secluded and favourable position within the Cornish village of Polgooth. The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro.

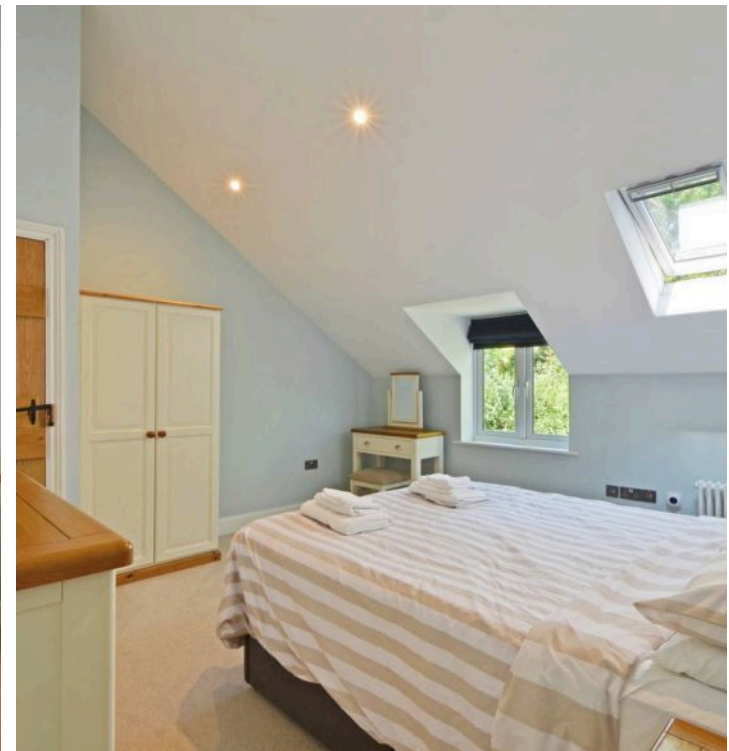
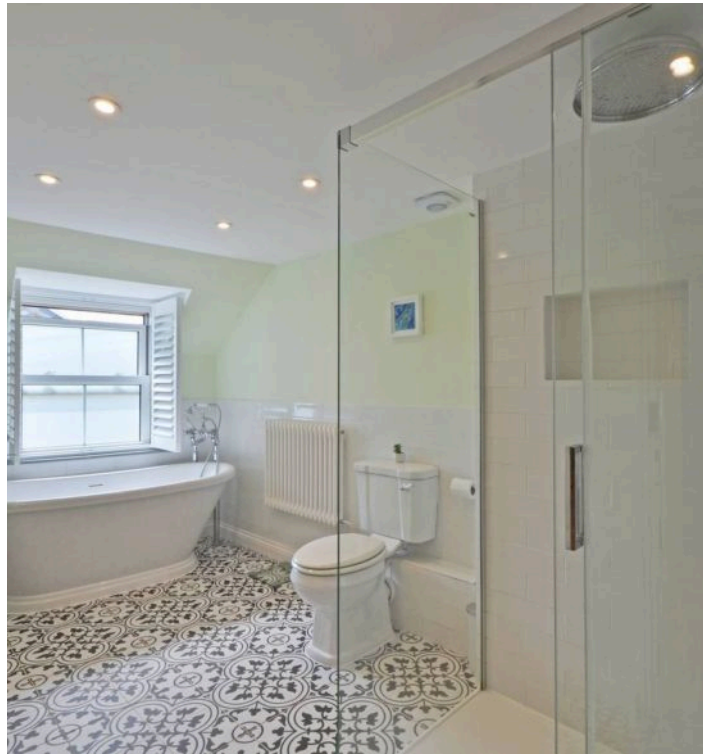
There is a local village shop/ Post Office, hairdressers, and a public house all within a few minutes' walk. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

The picturesque port of Charlestown and the award-winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks

TENURE: Freehold

SERVICES: Mains electric, drainage and water.

HEATING: log burner and electric heating.



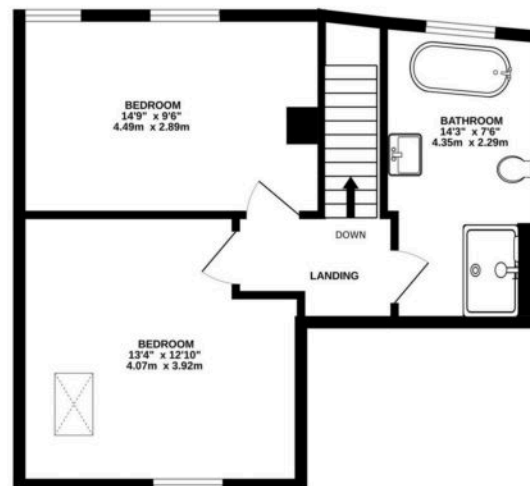




GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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