



1, Polgreen, Polbathic, Torpoint, PL11 3EU

Price £495,000



Set within a truly special setting next to Polbathic Lake, Polgreen offers a unique opportunity to own a characterful home with sweeping views stretching towards the River Tiddy. Nestled in 0.63 acres of beautifully established grounds, this riverside retreat blends charm, space, and breath-taking natural surroundings. The home offers a significant opportunity to be reconfigured and improved to suit any prospective buyer.

From the moment you arrive, the setting captivates. A private driveway winds down to the property, where landscaped gardens and mature trees frame the approach. Inside, enter the sunroom a glorious space with panoramic views over the water and gardens. This room floods with natural light and sets the tone for the home. From here, the sunroom opens into a cosy snug, complete with a beamed ceiling with inset electric fire perfect for quiet evenings. The adjoining lounge is a standout feature, with an open fire, exposed beams, and windows that perfectly frame the ever-changing views of the river.

To the rear, a classically styled split-level kitchen offers generous workspace, a range of base and wall units, and access out to the rear grounds. There's ample room for white goods and everyday living, with thoughtful design that complements the cottage's rustic charm.

Upstairs, the first-floor hosts four well-proportioned bedrooms, each with views of the gardens or river, alongside a family bathroom and separate WC ideal for family life or hosting guests.

Outside, the gardens wrap around the home, offering a variety of seating areas, a greenhouse, a charming pond, and a generous lawn that sweeps down to the water's edge. With direct river frontage, this is an ideal launch spot for paddleboards, canoes, or small boats offering rare and easy access to one of Cornwall's most picturesque waterways.

A double garage with electronic door and ample parking add convenience to this exceptional property, while the presence of a Grade II listed kiln adds a layer of historical intrigue.

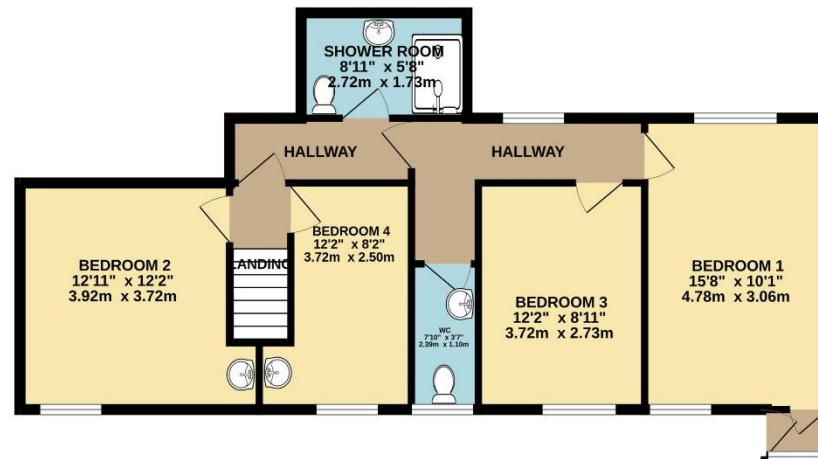
Perfectly positioned for those seeking seclusion without sacrificing connectivity, Polgreen is just a short drive from Plymouth via the Torpoint Ferry or Saltash bridge offering the best of both worlds: rural riverside living within reach of urban amenities. There is also a nearby train station for commuting up and down the country.

Agent's Note: There is a Right of Way over the driveway for the neighbouring property to access their home.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).





TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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