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CAMEL

COASTAL & COUNTRY



Fir Cottage Polgoda Road

Goonhavern, Truro, TR4 9NW

Guide Price £650,000

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The Cottage
Fir Cottage is a substantial four double-bedroom detached period cottage set within a semi-rural village location on the edge of open country lanes but still within a short, level walk of shops and bus services.

The property offers generous and flexible accommodation arranged over two floors. On the ground floor there is a large main living room, a well-proportioned kitchen fitted with solid wood units, a conservatory providing additional reception space and outlook onto the garden, and a further room currently used as a home office which could also serve as a fifth bedroom or snug if required.

Upstairs, the accommodation comprises four bedrooms, including a one with en-suite shower room, along with a family bathroom serving the remaining bedrooms. The layout makes the property suitable for family living or those needing additional space for working from home or guests.

Outside, the property sits within established gardens offering a good degree of privacy and a traditional cottage setting. There is also a large pitched-roof garage providing excellent parking and storage, together with an additional outbuilding/workshop offering further useful space and potential for a variety of uses.

Fir Cottage is located in the village of Goonhavern, within easy reach of Truro and the north coast, with nearby access to local amenities, schools and transport links while still offering a quiet semi-rural setting.

Entrance Hall
12'8 x 3'11 (3.86m x 1.19m)

Cloakroom
4'2 x 3'5 (1.27m x 1.04m)

Hallway
9'8 x 5'10 (2.95m x 1.78m)

Ground Floor Bedroom(5th)/Office
9'6 x 9'6 (2.90m x 2.90m)

Kitchen
20'1 x 10'7 (6.12m x 3.23m)

Living Room/Diner
23'3 x 11'11 (7.09m x 3.63m)

Conservatory
25'10 x 4'5 (7.87m x 1.35m)

Landing

Bedroom One
13'4 x 12'0 (4.06m x 3.66m)

Bedroom Two
14'10 x 7'10 (4.52m x 2.39m)

En-Suite Bathroom
7'4 x 4'9 (2.24m x 1.45m)

Family Bathroom
9'9 x 5'0 (2.97m x 1.52m)

Bedroom Three
11'5 x 9'5 (3.48m x 2.87m)

Bedroom Four
10'0 x 9'7 (3.05m x 2.92m)

Gardens
The property benefits from beautifully maintained gardens arranged into several distinct areas, complementing the character and charm of the cottage. Directly outside the conservatory is a private paved terrace surrounded by mature planting, creating an ideal space for outdoor dining and entertaining. A gateway leads through to a generous enclosed lawned garden with established borders and flower beds, offering a good degree of privacy. Here you will also find a timber shed and outbuilding/potential home office.

To the side of the property is a spacious, low-maintenance courtyard garden with paved seating areas, ideal for pots and container planting. This area also includes a timber shed and access to a pitched roof garage, providing a practical and versatile outdoor space.

Pitched Roof Garage
16'10 x 13'7 (5.13m x 4.14m)

Outbuilding
13'5 x 12'0 (4.09m x 3.66m)

Parking
The cottage benefits from a driveway that provides parking for two cars.

Directions
Sat Nav: TR4 9NW
What3words: ///tasks.pressing.universes

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction:
Construction Type:
Heating:
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: E
EPC: E44
Tenure: Freehold

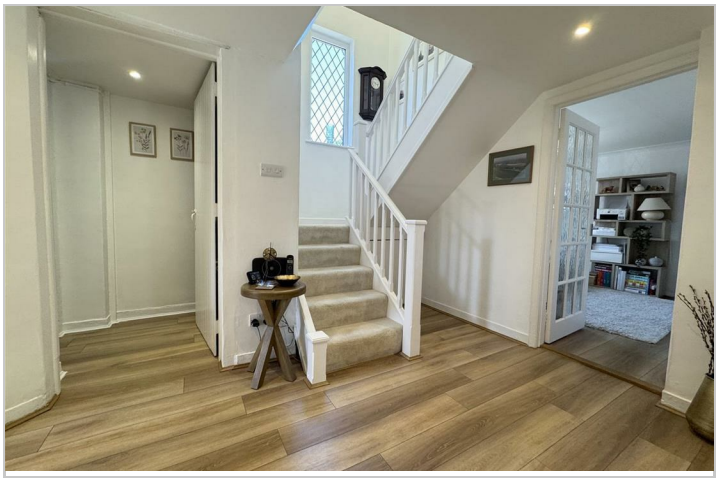
Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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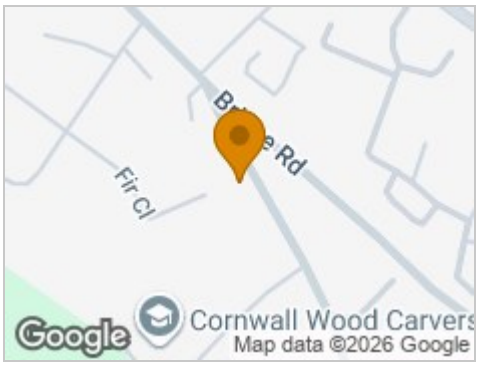








Road Map



Hybrid Map



Terrain Map



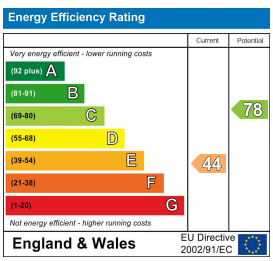
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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