



**8 Polhigey Terrace Carnmenellis, TR16 6PG**

**£250,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 8 Polhigey Terrace

- GORGEOUS 2/3 BEDROOM COTTAGE
- STYLISH AND CHARACTERFUL ACCOMMODATION
- FAR REACHING RURAL VIEWS FROM BOTH FRONT AND REAR
- LOG BURNER
- GENEROUS PLOT WITH ENCLOSED REAR GARDEN AND ADDITIONAL GARDEN AREA
- PARKING FOR FOUR VEHICLES & LARGE WORKSHOP/STORE
- FREEHOLD
- COUNCIL TAX A
- EPC E48





IT'S A  
FOREVER  
KIND OF  
THING

WELCOME TO THE WEDDING OF  
*Anna & Isabella*  
17th MAY 2025





Tucked away in a beautifully accessible rural setting, this absolutely gorgeous cottage is a perfect blend of character, style and versatility – offering far more than first meets the eye.

The sitting room is wonderfully cosy, centred around a charming log burner that creates a warm and welcoming heart to the home. To the rear, the stylish kitchen/breakfast room features elegant navy cabinetry, open display shelving and a thoughtfully designed layout with space to both cook and dine. A door leads directly out to the rear garden, which is a generous size – ideal for outdoor dining, children, pets or simply enjoying the peaceful surroundings.

Upstairs, there are two comfortable double bedrooms along with a smaller third bedroom perfect as a nursery or study, complete with clever built-in storage. The bathroom is beautifully appointed, finished in a contemporary yet timeless style that complements the rest of the home perfectly.

One of the standout features is the far-reaching rural views enjoyed from both the front and rear – a constant reminder of the lovely countryside setting.

Directly opposite the cottage is a particularly exciting addition: an area of off-road parking together with a substantial workshop and store, plus a further garden area. This space offers enormous potential – whether for someone seeking a dedicated workshop, creative studio, home business space, additional garden, or even the possibility of reconfiguring the area to create a large garage (subject to any necessary consents).

The location strikes a perfect balance, rural yet central, with excellent access to countryside walks, running and cycling routes. Stithians Reservoir is close by, renowned for its beautiful waterside walks and popular watersports facilities, along with a well-regarded local pub which serves delicious food.

Whether you are a first-time buyer, a small family, or searching for a stylish Cornish bolt-hole, this delightful cottage offers charm and flexibility.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**DOOR TO**

**ENTRANCE PORCH 5'6" x 5'1" (1.68m x 1.55m)**

With slate flooring, windows to front and side and wall mounted electric heater, decorative panel glazed door to

**SITTING ROOM 15'8" x 11'8" (4.78m x 3.56m)**

A lovely cosy and stylish room with window to front, radiator and log burner, turning staircase to first floor with understairs storage and opening to

**KITCHEN/BREAKFAST ROOM 15'7" x 7'4" (4.75m x 2.24m)**

Fitted with a stylish navy blue base and wall units with work surfaces over with brass effect knobs and feature open display shelving, electric double oven with hob over and stainless steel filter and light above, stainless steel sink drainer, space and plumbing for washing machine and space and point for American style fridge/freezer. Breakfast area with space for table and chairs, radiator, wall mounted Vaillant wall mounted combi boiler and door to garden.

**FIRST FLOOR**

**LANDING**

With loft access and doors to various rooms.

**BEDROOM ONE 11'5" x 9'2" (3.48m x 2.79m)**

With window to front offering a rural view and radiator.

**BEDROOM TWO 8'9" x 8'8" (2.67m x 2.64m)**

With window to rear offering a rural outlook and radiator.

**BEDROOM THREE/STUDY 7'8" x 6'2" maximum measurements (2.34m x 1.88m maximum measurements)**

With window to front, useful built-in storage cupboard featuring clever pull out storage rails, windows to front offering a rural outlook and radiator.

**BATHROOM 6'1" x 4'8" (1.85m x 1.42m)**

With suite comprising of a bath with tiled surround and a chrome effect mixer shower, concealed cistern W.C. and stylish wash hand basin bowl set in vanity unit with mixer tap and storage below. Window to rear overlooking the garden and offering a rural outlook. Anthracite ladder style radiator.

**OUTSIDE**

To the immediate front of the property is a courtyard style garden with established borders and path leading to the front of the property. The main garden lies to the rear of the property, there is a patio area with the majority of the garden being laid to lawn and enclosed by fencing and Cornish stone walling being planted with established trees and shrubs. Opposite the property is a generous area of off road parking. Beyond this is access to a further area of outside space where there is a shipping container providing for storage. Beyond this is the:

**LARGE WORKSHOP 16'2" x 15'3" (4.93m x 4.65m)**

Providing for further useful storage and opening to an area of:





**ADDITIONAL STORAGE 18'2" x 15'8" (5.54m x 4.78m)**

Beyond this a further garden area which enjoys a good degree of privacy, a sitting area and fire pit. This area in its entirety offers a huge amount of scope and potential.

**SERVICES**

Mains water, drainage and electricity. LPG Gas fired central heating with Hive system.

**AGENTS NOTE**

The land directly across from the property with the parking and workshop is held on a separate title which will be conveyed simultaneously. The current owners inform us that there is a mining feature on this part of the land but they say that this does not affect the property itself which they currently have a mortgage on.

**ANTI-MONEY LAUNDERING**

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

**COUNCIL TAX**

Council Tax Band A.

**DATE DETAILS PREPARED.**

17th February 2026.

**WHAT3WORDS**

barefoot.nearing.crackled

**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/>

**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.



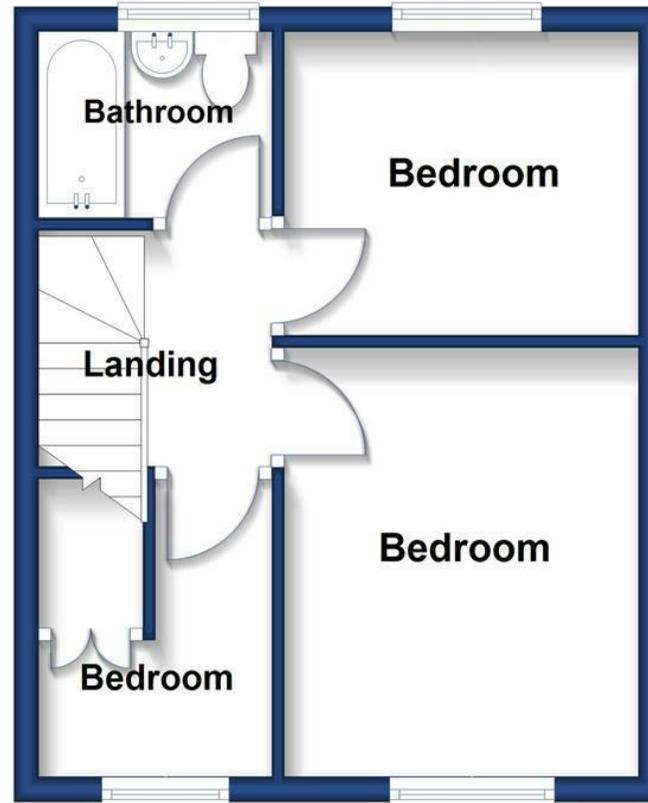
## Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



Total area: approx. 61.6 sq. metres (663.5 sq. feet)



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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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