



Polangrain Cottage,
Laity, Wendron

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Laity, Wendron, Nr Heselton TR13 0NW

Guide Price - £ 395,000 Freehold

- Extended traditional detached cottage
- 2.2 acres of paddock and private gardens
- Sheltered rural setting
- Just off the A394 Falmouth/Helston Road
- Vacant possession

Rarely available, a 2.2 acre smallholding with 2-bedroom detached cottage set amidst countryside between Falmouth and Helston.

The Property

This highly individual detached cottage has been in this family's ownership for more than 40 years and is now being sold to close an estate. During his ownership, the late owner extended and improved the property creating a small and cosy character home that today would benefit from aesthetic improvements.

The property comprises an entrance hall, lounge with wood burner and mezzanine, 2 double bedrooms, a kitchen and a bathroom, all warmed by oil fired central heating.

Along with the garage and useful workshop the property is nestled within 2.2 acres, part of which is given over to private and mature gardens whilst the majority is a grass paddock with gated access off the entrance track.







Approximate Area = 704 sq ft / 65.4 sq m

Garage = 151 sq ft / 14 sq m

Total = 855 sq ft / 79.4 sq m

For identification only - Not to scale

EPC E Council Tax Band C

Services

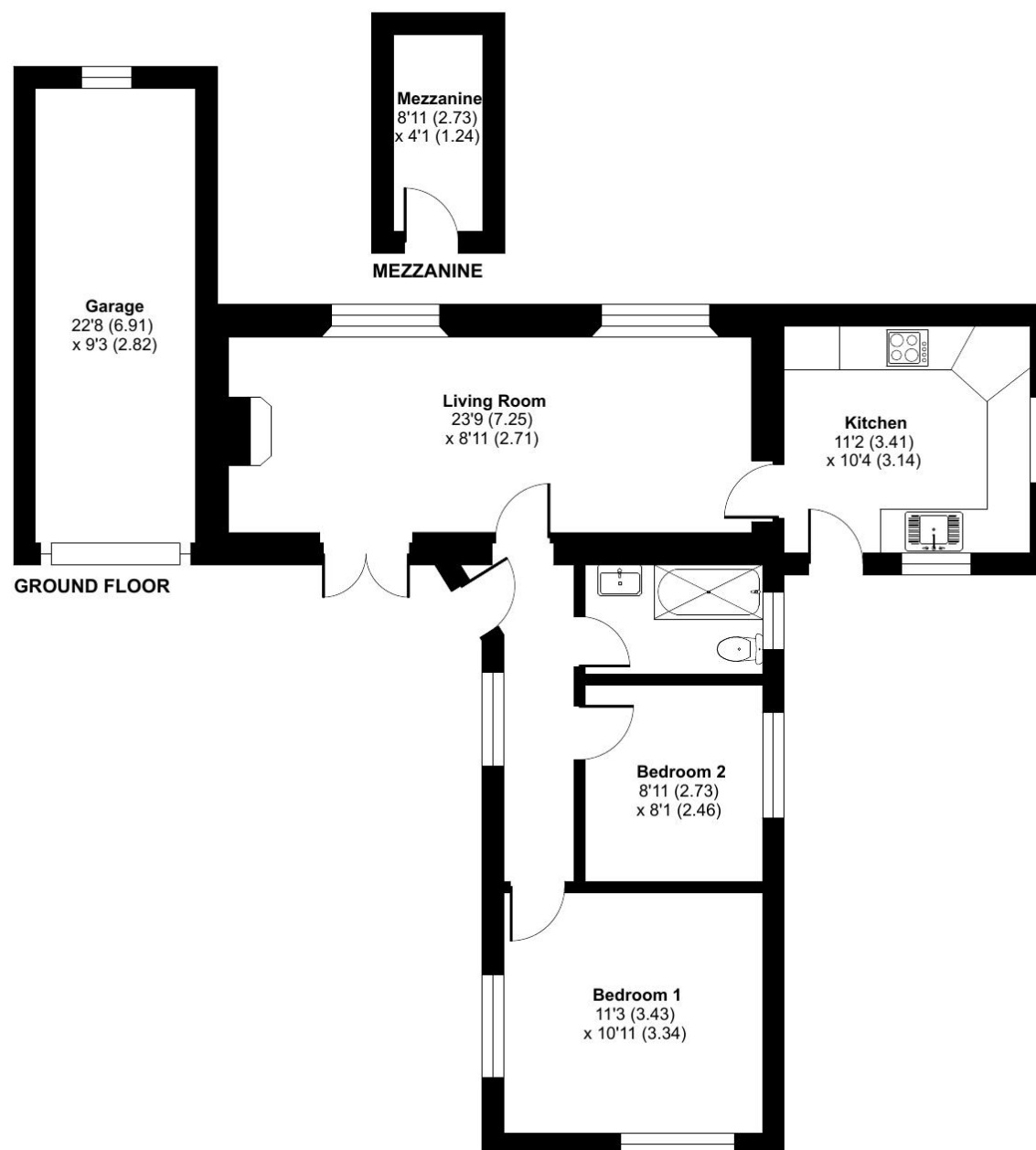
Mains electricity and water, private drainage..
None of these services have been tested and
therefore no guarantees can be given.
Interested parties are advised to make their
own enquiries to the relevant service
providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit
of all wayleaves, easements and rights of way
as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of
these particulars, their accuracy is not
guaranteed and they do not constitute any
part of an offer or contract. Any intending
purchaser/s must satisfy themselves by
inspection or otherwise as to the correctness
of these particulars.



Location

The excellent setting for this home is just off the A394 Falmouth/Helston Road which makes it very central for daily commuting to Falmouth/Penryn, Truro, Redruth, Camborne and Helston, all of which are within a 14 mile radius. Close to hand is the primary school and shops at Stithians, 5 miles away and at Longdowns 4 miles along the road a filling station with shop.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Truro head west on the A394. After passing through the hamlets of Longdowns, Herniss, Edgecombe and Rame the main road drops down the hill to a sweeping left-hand bend opposite the turning for Retanna Holiday Park. The turning into the entrance lane will be found on the bend on the left-hand side identified by a Lodge & Thomas for sale board.

what3words///wizard.universal.affair



Not to scale. For indicative purposes only.

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LODGE & THOMAS

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