HIDEAWAY COTTAGE,
3 POLSCOE, LOSTWITHIEL, PL22 0HS



A fully refurbished and beautifully presented two bedroom extended cottage with no ongoing chain, boasting a generous landscaped garden and a peaceful location within the small rural hamlet of Polscoe.

Accommodation Comprises:- Entrance porch, lounge, kitchen, dining room, utility area, ground floor shower room, landing, bathroom, two double bedrooms, double glazing, electric under floor heating, superb rear garden with patio areas, timber garden store and the added benefit of a garden room/office which is ideal for working from home or as a craft room or store room.

Offers Over £355,000

SITUATION

Polscoe is a small hamlet on the fringes of Lostwithiel which is surrounded by countryside and about a mile or so from the town centre. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a main line train station on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

BRIEF DESCRIPTION

'Hideaway Cottage' is a traditional stone-built character property (Circa 1850), which has been sympathetically restored and extended by the current vendors. Refurbishment centred around taking the cottage back to its original structure and incorporating lime plaster, re-pointing, local slate and French oak. In 2015 work was completed on an impressive loft conversion to create an additional bedroom, which also involved raising the ridge line of the roof. A few years later the property benefitted from a single storey extension to the rear, creating a superb dining room, utility area and shower room. The extension features a durable flat roof with a large skylight. The cottage boasts a number of handmade features including the kitchen, pantry cupboard, fitted storage, oak staircase, sapele windows/doors and all internal joinery. The downstairs has slate flooring throughout and engineered oak throughout the upper two floors.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance
Front entrance door opening into:-

Entrance Porch
Fitted storage and coat hooks. Slate floor. Multi-pane door into:-

Lounge
12' 1" x 11' 11" (3.69m x 3.64m) Double glazed window to front elevation with fitted shutters. Slate floor. Beamed ceiling. Large stone fireplace with fitted 'Esse' cast iron multi-fuel burner on a slate hearth. Built-in retractable TV unit. Shelved alcoves. Door into:-

Kitchen
13' 3" x 7' 0" (4.05m x 2.13m) Attractive range of handmade wall, base and drawer units with sapele worktops. Inset Belfast sink with mixer tap. Space for electric cooker. Integrated fridge and dishwasher. Part tiled walls. Slate floor. Beamed ceiling. Part exposed stone wall. Double glazed window to rear elevation. Oak staircase to first floor. Multi-pane door to:-

Dining Room
9' 1" x 8' 10" (2.76m x 2.69m) Slate floor. Large skylight. Stable door to outside. Bi-fold door to:-

Utility Area
4' 4" x 4' 2" (1.32m x 1.26m) Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Slate floor. Electric consumer unit. Opening into:-

Shower Room
4' 2" x 4' 2" (1.27m x 1.26m) Corner shower cubicle with tiled surround. White low level W.C and wash hand basin. Slate floor. Chrome heated towel rail. Obscure double glazed window to side elevation. Extractor fan.

FIRST FLOOR

Landing
Engineered oak floor. Double glazed window to rear elevation. Oak staircase to second floor. Built-in airing cupboard enclosing a Megaflo hot water storage cylinder. Door to bathroom. Door into:-

Bedroom Two
12' 11" x 12' 0" (3.93m x 3.65m) Double glazed window to front elevation with countryside views. TV aerial point. Engineered oak floor. Small fireplace recess.

Bathroom
7' 3" x 6' 11" (2.21m x 2.12m) Stylish white suite comprising:- Panelled bath with shower over, low level W.C and wash hand basin. Part tiled walls. Obscure double glazed window to rear elevation. Tiled floor. Chrome heated towel rail.

SECOND FLOOR
Access to loft space. Door into:-

Bedroom One
17' 11" x 10' 5" (5.47m x 3.18m) Two double glazed windows to rear elevation. Double glazed window to front elevation. Engineered oak floor. TV aerial and telephone points. Access to eaves storage space. Plumbing has been installed to allow for additional wash facilities or an en-suite, if desired.

OUTSIDE
To the front of the property is a small garden area which is accessed via a shared pathway and a pedestrian wooden gate. The cottage enjoys a pedestrian right of way along the back of the terrace with a gated access to the rear. Paved steps lead up to a private and generous size rear garden arranged on two levels, which is predominantly laid to lawn with two patio areas and mature tree/hedge boundaries. Roadside parking only.



Garden Room/Office
9' 4" x 7' 1" (2.84m x 2.17m) Insulated timber construction with personal door to side and multi-pane french doors to the front, which open onto a decked area. Light and power connected.

Garden Store
6' 7" x 6' 7" (2m x 2m) Timber construction with pitched roof. Personal door to front. Light connected. Weatherproof electrical socket.

ENERGY RATING
E(40).

COUNCIL TAX
Cornwall Council. Tax Band 'B'.

SERVICES
Mains electricity & water. Private drainage (Septic tank).

DIRECTIONS
From Lostwithiel follow the A390 towards Liskeard for approximately half a mile. Turn left opposite Downend Garage and pass by St Winnow School. Continue on this road until the cottages are located on the right-hand side. Enter the wrought iron gate onto the pathway leading towards Number 2 and then go through a wooden gate on the left into Number 3.



LOUNGE



BATHROOM



KITCHEN



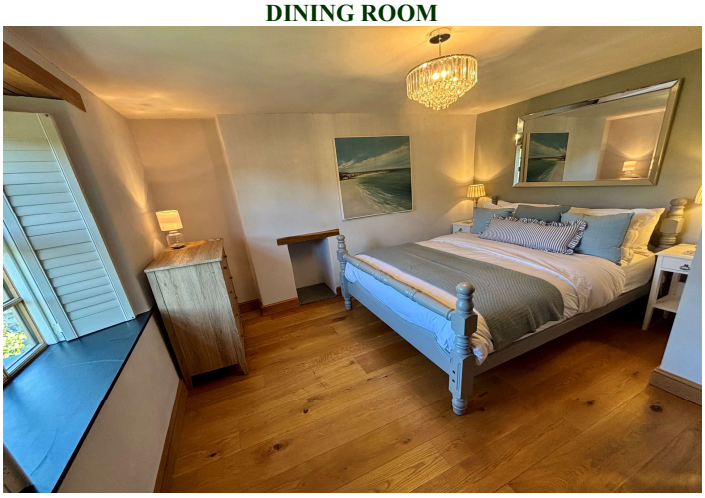
BEDROOM ONE



DINING ROOM



OVERVIEW OF GARDEN



BEDROOM TWO

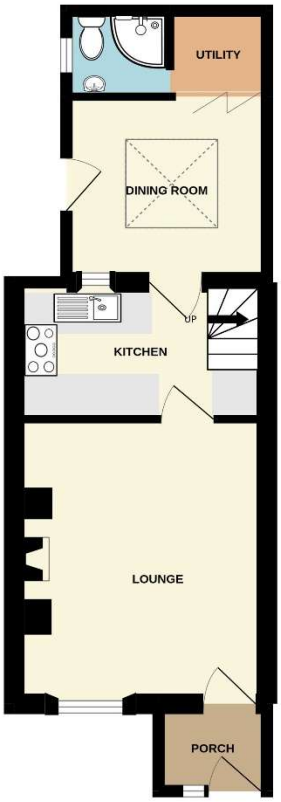


REAR ELEVATION AND GARDEN

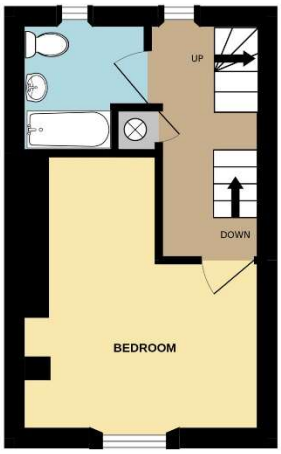




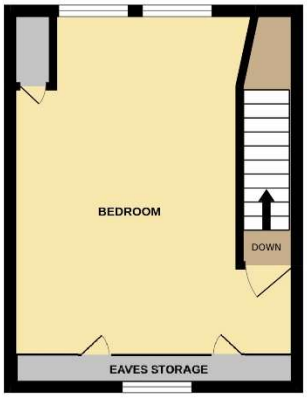
GROUND FLOOR



FIRST FLOOR



ATTIC ROOM



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