



## Le Kosel Galowans Field , Polgooth, PL26 7AU

We are pleased to offer this brand new detached house in this central village location.

With 3/4 bedrooms, garage and parking. Over 160sqm of living space.

Spacious open plan lounge/kitchen/dining, utility room and cloakroom on the ground floor along with a second reception room/bedroom 4.

Three double bedrooms (one with ensuite shower room) on the first floor, along with a 4 piece family bathroom.

The property has been finished to very high quality - underfloor heating through out the downstairs with lime washed oak flooring.

Air source heat pump. Council Tax Band D. SAP awaited. Mains water, electricity and sewerage.

OFCOM states: Broadband - up to 1800MBPS. Mobile coverage: Vodafone, Three and O2 - good outdoor. EE - variable outdoor. Deposit £259.00.

Available now - please note some photos are of the mirror image property next door.

**£2,250 Per Month**

# Le Kosel Galowans Field

, Polgooth, PL26 7AU

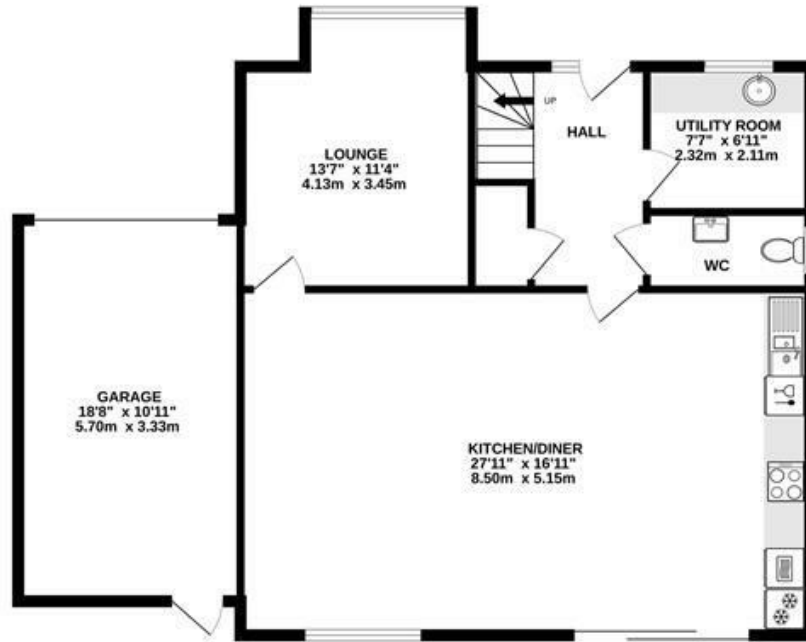


[Directions](#)

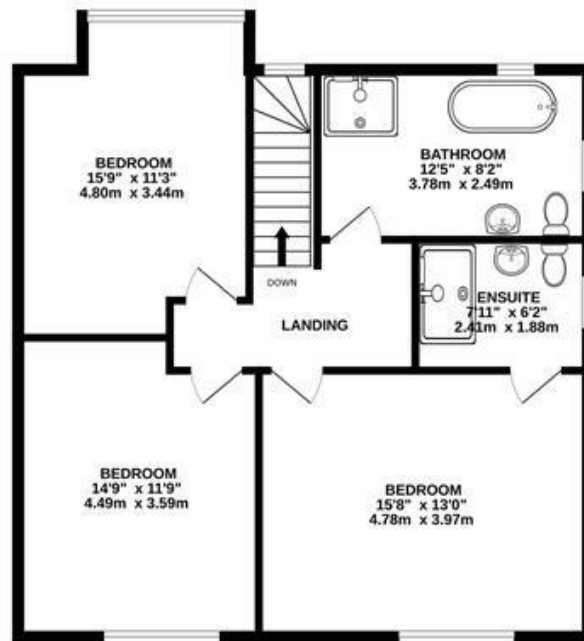


# Floor Plan

**GROUND FLOOR**  
1002 sq.ft. (93.1 sq.m.) approx.



**1ST FLOOR**  
797 sq.ft. (74.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1799 sq.ft. (167.1 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(10-15) <b>A</b>			
(16-25) <b>B</b>			
(26-35) <b>C</b>			
(36-45) <b>D</b>			
(46-55) <b>E</b>			
(56-65) <b>F</b>			
(66-75) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	