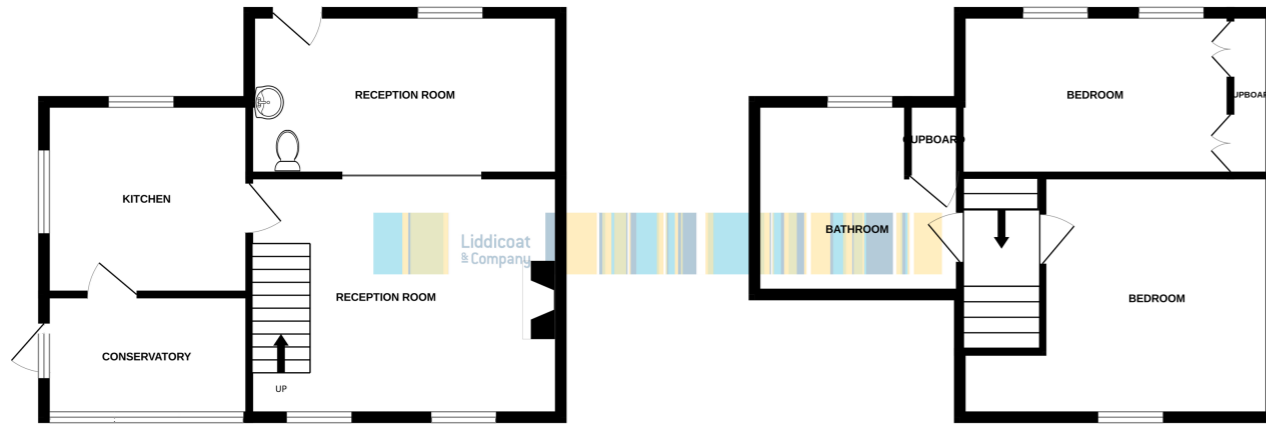


GROUND FLOOR

1ST FLOOR



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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HALFPENNY COTTAGE, POLGOOTH, ST AUSTELL, CORNWALL PL26 7BX

PRICE £350,000



FOR SALE A DETACHED CHARACTER COTTAGE SITUATED IN THE HEART OF THIS HIGHLY SOUGHT AFTER RURAL VILLAGE ENJOYING A LARGE DRIVEWAY DOUBLE GARAGE AND CHARMING MATURE GARDENS.

THE PROPERTY REQUIRES UPDATING IN GENERAL BUT OFFERS WELL PROPORTIONED ACCOMMODATION WHICH COMPRISES OF CONSERVATORY, LOUNGE, SEPARATE DINING ROOM, KITCHEN TWO DOUBLE BEDROOMS AND LARGE BATHROOM. OIL HEATING PROVIDES HOT WATER AND FEEDS RADIATORS THROUGHOUT THE PROPERTY IS OFFERED FOR SALE AND CHAIN FREE.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





The Property

For sale a detached character cottage situated in the heart of this highly sought after rural village enjoying a large driveway double garage and charming mature gardens.

The property requires updating in general but offers well proportioned accommodation which comprises of conservatory, lounge, separate dining room, kitchen two double bedrooms and large bathroom. Oil heating provides hot water and feeds radiators throughout. The property is offered for sale and chain free.

Room Descriptions

Conservatory

10' 3" x 5' 10" (3.12m x 1.78m)
Full glazed U.p.v.c. door to the garden, door leading through to the kitchen,

Kitchen

9' 4" x 9' 4" (2.84m x 2.84m)
Window to the rear and side, central heating control, sink unit with space and plumbing for washing machine, built in lauder storage cupboard, door way through to the lounge.

Lounge

12' 3" x 11' 4" (3.73m x 3.45m)
With a feature natural slate open fireplace, open beamed ceilings, two windows to the front, stairs to the first floor, open way leading through to the dining room.

Dining Room

14' 4" x 9' 4" (4.37m x 2.84m)
Window to the rear, U.p.v.c. glazed door to the rear. There is also a W.C. and wash hand basin which is open to this room but could easily be enclosed or removed.

Landing

A small landing which splits two ways.

Bathroom

9' 9" x 9' 9" (2.97m x 2.97m) Fitted with a white three piece suite comprising panelled bath, low level W.c. wash hand basin, window to the rear, airing cupboard.

Bedroom 1

12' 7" x 11' 5" (3.84m x 3.48m)
With deep recess, window to the front.

Bedroom 2

14' 7" x 9' 7" (4.45m x 2.92m) With two windows to the rear.

Double Garage

20' 0" x 18' 0" (6.10m x 5.49m)
Window to the rear, power and light connected.

Outside

Half Penny Cottage is approached over a large tarmac driveway providing plenty of parking for several cars, boat and or caravan. Leading of to the right hand side of the garage is a pretty garden area filled with a variety of mature shrubs and plants around which the lawn winds.