

GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 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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## BROOKLYN FARM COTTAGE, POLGOOTH

PRICE £280,000



**FOR SALE A CHARMING AND DECEPTIVELY SPACIOUS SEMI DETACHED COTTAGE SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF POLGOOTH LOCATED IN THE VILLAGE CENTRE. THE ACCOMMODATION COMPRISE OF SIDE ENTRANCE PORCH/UTILITY ROOM, KITCHEN, LARGE LOUNGE/DINING ROOM, THIRD BEDROOM/STUDY ON THE GROUND FLOOR, CONSERVATORY, TWO BEDROOMS TO THE FIRST FLOOR AND BATHROOM. OUTSIDE PARKING TWO 2/3 CARS TO THE REAR AND A NATURAL CHARMING COTTAGE STYLE GARDEN WITH PATIO AREAS AND LIGHTLY TIERED LEVELS. THE PROPERTY ALSO HAS THE BENEFIT OF GAS CENTRAL HEATING AND IS CHAIN FREE FOR EASE OF PURCHASE.**

**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.





## Room Descriptions

### Side porch/Utility Room

8' 9" x 6' 6" (2.67m x 1.98m) With part glazed door leading into the entrance and part glazed door leading to the rear garden, wall mounted gas boiler, plumbing for washing machine, door to the kitchen. UPVC window to the side.

### Kitchen

16' 1" x 6' 2" (4.90m x 1.88m) finished with a clay tiled floor, fitted with a range of base units with solid wood work surfaces, space and plumbing for washing machine, sink unit, window to the front, small Cornish range set into a recess with part exposed stone wall, built in shelves cupboard to the side, door leading to the lounge/dining room.

### Lounge/Dining Room

25' 3" x 11' 3" (7.70m x 3.43m) With ceramic tiled floor, fireplace with flue ready for a woodburner, stairs to the first floor, two recessed cupboards, two windows to the front with window seats, door leading to the conservatory, open beamed ceiling, door to the study/bedroom three.

### Bedroom 3/Study

10' 9" x 7' 7" (3.28m x 2.31m) Arched inglenook, window to the side and front, open beamed ceiling.

### Conservatory

16' 1" x 7' 3" (4.90m x 2.21m) clay tiled floor, door leading to the rear garden.

### Landing

With very deep recessed storage cupboard.

### Bathroom

11' 8" x 8' 7" (3.56m x 2.62m) Fitted with a white suite comprising panelled bath, low level W.C. wash hand basin, window to the front, towel radiator, arched inglenook, Mira sport shower over the bath.

### Bedroom 2

12' 2" x 9' 0" (3.71m x 2.74m) max UPVC window to the rear, arched wardrobe cupboard.

### Bedroom 1

12' 3" x 11' 4" (3.73m x 3.45m) Window to the rear.

### Outside

From the village road there is access to the side porch. From the porch there is a door leading to the rear garden which is nicely enclosed and offers a natural looking garden with a variety of different shrubs and plants, plus gravelled seating areas and steps leading to a further area with pathway and further shrub borders leading to a parking area suitable for several cars accessed from the road above. There is also a small stone shed and a useful open store suitable for storing wood.

## The Property

For sale a charming and deceptively spacious semi detached cottage situated in the highly desirable village of Polgooth located in the village centre. The accommodation comprise of side entrance porch/utility room, kitchen, large lounge/dining room, third bedroom/study on the ground floor, conservatory, two bedrooms to the first floor and bathroom. Outside parking two 2/3 cars to the rear and a natural charming cottage style garden with patio areas and lightly tiered levels. The property also has the benefit of gas central heating and is chain free for ease of purchase.

Properties of this type and style rarely become available in this lovely village so early viewing is recommended.