

**3 POLSCOE, LOSTWITHIEL, CORNWALL PL22 0HS**

**PRICE £1,100 PCM**



**A BEAUTIFULLY REFURBISHED AND EXTENDED TWO BEDROOM VICTORIAN COTTAGE BOASTING A GENEROUS LANDSCAPED GARDEN, SET WITHIN THE SMALL RURAL HAMLET OF POLSCOE ON THE OUTSKIRTS OF LOSTWITHIEL. ACCOMMODATION COMPRISES:- ENTRANCE PORCH, LOUNGE, KITCHEN, DINING ROOM, UTILITY AREA, SHOWER ROOM, LANDING, BATHROOM, TWO DOUBLE BEDROOMS, DOUBLE GLAZING, ELECTRIC UNDER FLOOR HEATING, DELIGHTFUL TERRACED GARDEN, PATIO AREAS, SUMMER HOUSE AND A GARDEN STORE. EPC E.**

**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.

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### The Property

A beautifully refurbished and extended two bedroom Victorian cottage boasting a generous landscaped garden, set within the small rural hamlet of Polscoe on the outskirts of Lostwithiel. Accommodation Comprises:- Entrance porch, lounge, kitchen, dining room, utility area, shower room, landing, bathroom, two double bedrooms, double glazing, electric under floor heating, delightful terraced garden, patio areas, summer house and a garden store.

Polscoe is a small rural hamlet on the edge 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 which includes a variety of shops, restaurants, public houses, professional services, dentist and health centre. There is a mainline train station on the Penzance to London line and a choice of two Primary schools, one of which is just a very short walk from the property. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational/sporting facilities and is located next to the King George V playing field.

### Room Descriptions

#### Entrance Porch

Front entrance door opening into the 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. Shelves 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. Smeg electric range 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

Space for and included in let: washing machine, tumble dryer and freezer. Slate floor. Electric consumer unit. Opening into:-

#### Shower Room

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.

#### Bedroom 2

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.

#### Bedroom 1

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.

#### 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.

#### Summer House

9' 8" x 7' 7" (2.95m x 2.32m)  
Insulated timber construction with personal door to side and multi-pane french doors to front, opening onto a decked terrace.

#### Garden Store

6' 7" x 6' 7" (2m x 2m)

Timber construction with pitched roof. Personal door to front. Light connected. Weatherproof electrical socket.

#### 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.