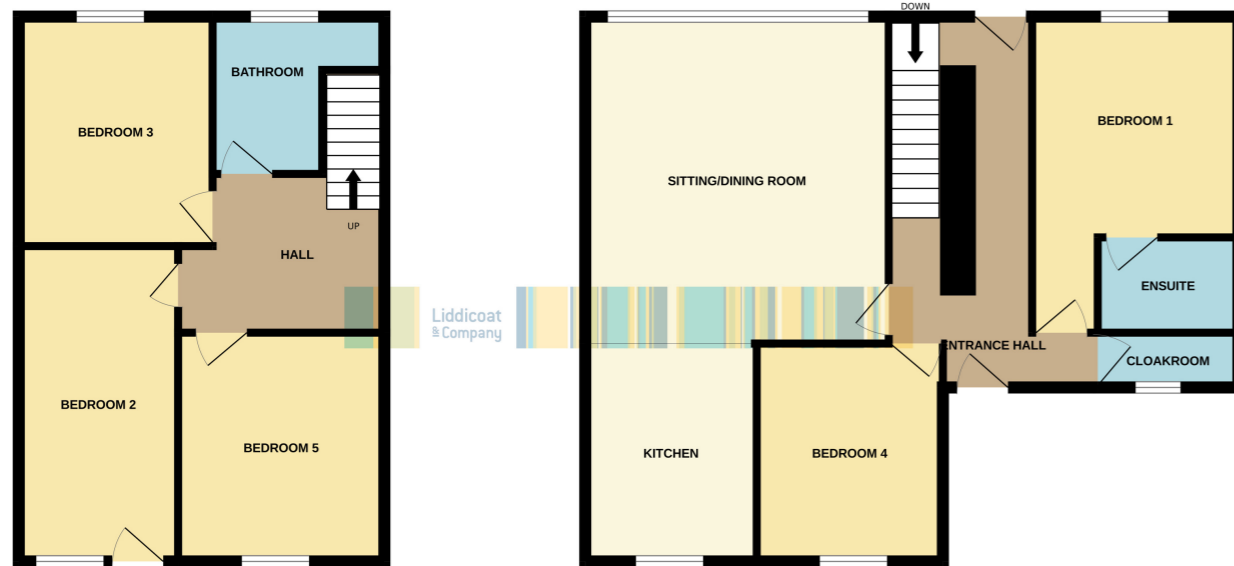


LOWER GND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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# WOODGROVE PARK, POLGOOTH, ST AUSTELL

PRICE £530,000



A GREAT OPPORTUNITY TO PURCHASE A DETACHED 5 BEDROOM HOUSE SITUATED IN A SOUGHT AFTER ESTABLISHED RESIDENTIAL LOCATION WITHIN THE RURAL VILLAGE OF POLGOOTH. THE ACCOMMODATION IS IN EXCELLANT ORDER THROUGHOUT AND BRIEFLY COMPRISES OF ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, FIVE BEDROOMS WITH THE MAIN BEDROOM HAVING AN EN SUITE SHOWER ROOM, AND FAMILY BATHROOM. OUTSIDE PARKING ON THE DRIVEWAY AND A GENEROUS REAR GARDEN WITH BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE. THE PROPERTY OFFERS VERSATILE FAMILY ACCOMMODATION WITH SCOPE TO SPLIT THE ACCOMMODATION IF REQUIRED TO PROVIDE ANNEX STYLE ACCOMMODATION ALSO. THE OVERALL ACCOMMODATION SIZE IS 113 SQ METERS. NO ONWARD CHAIN. PLEASE CLICK THE PLAY BUTTON ON THE WEBSITE TO SEE THE VIRTUAL TOUR. EPC D.

**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 great opportunity to purchase a detached 5 bedroom house situated in a sought after established residential location within the rural village of Polgooth. The accommodation is in excellent order throughout and briefly comprises of entrance hall, lounge/dining room, kitchen, five bedrooms with the main bedroom having an en suite shower room, and family bathroom. Outside parking on the driveway and a generous rear garden with beautiful views over open countryside. The property offers versatile family accommodation with scope to split the accommodation if required to provide annex style accommodation also. The accommodation benefits from gas central heating. The property has also been used as a holiday let successfully for several years and should anyone wish to carry on with this booking could be continued for the coming year. No onward chain. EPC D. Southerly facing garden.

Polgooth is highly sought after village lying two miles South of St Austell. Polgooth itself offers many amenities to meet your everyday needs, such as a bus stop, local convenience store, sub-post office as well as a public house and restaurant. Polgooth is also well located for those looking to have access to the main town of St Austell or into Cornwall's Capital City, Truro. St Austell offers a good array of shops, schooling and social facilities, a mainline train station and bus station. Within a short drive lies the world renowned Eden Project, the famous Lost Gardens of Heligan, and the picturesque 'port' of Charlestown known for its appearance in numerous films and television dramas. Further afield there are many sandy beaches and coves, beautiful walks throughout the Roseland Peninsula, an area of outstanding natural beauty, and the surfing beaches of the north coast

### Room Descriptions

#### Lounge/Dining Room

16' 2" x 15' 0" (4.93m x 4.57m)  
Featuring a natural slate open fireplace with slate hearth and wooden mantel, fitted gas fire, large picture window overlooking the garden and enjoying beautiful views over open fields. There is an open plan access to the kitchen area.

#### Kitchen

8' 5" x 10' 10" (2.57m x 3.30m)  
Window to the front, breakfast bar, a good range of Oak fronted units with square edged worktop, built in double oven, induction hob, extractor, space and plumbing for washing machine, built in dishwasher.

#### Bedroom

10' 10" x 9' 2" (3.30m x 2.79m)  
Window to the front.

#### Entrance Hall

With full glazed UPVC door, built in cupboard, roof access, recessed lighting, stairs to the lower ground floor, glazed door leading to the rear garden, built in airing cupboard with a wall mounted Baxi boiler supplying hot water and radiators throughout.

#### Cloakroom

With low level WC, vanity unit with storage, window to the front, partially tiled walls and vinyl flooring.

#### Bedroom 1

10' 10" x 9' 6" (3.30m x 2.90m)  
with entrance corridor, window to the rear, door leading to the en suite.

#### En suite shower room

7' 0" x 4' 8" (2.13m x 1.42m)  
Shower cubicle with mains shower and two shower heads, wash hand basin, low level WC, extractor fan, shaver socket.

#### Lower Ground Floor

Hallway with stairs to the first floor and all rooms leading off.

#### Bedroom

11' 6" x 9' 0" (3.51m x 2.74m)  
Window to the front.

#### Bedroom

7' 8" x 15' 7" (2.34m x 4.75m) With full glazed door and window to the front.

#### Bedroom

10' 10" x 9' 0" (3.30m x 2.74m)  
With window to the rear.

#### Bathroom

7' 8" x 5' 3" (2.34m x 1.60m) fitted with panelled bath and shower screen and mains shower with two shower heads, low level WC, wash hand basin, partially tiled walls, vanity unit

#### Outside

To the front of the property is a tarmac driveway providing parking for three cars and lawned area to the right hand side. Pathways lead to the rear of the house where you will find a mature generous garden mainly laid to lawn with two patio areas which enjoy the view over open countryside. There is also a garden shed lying to the bottom of the garden.