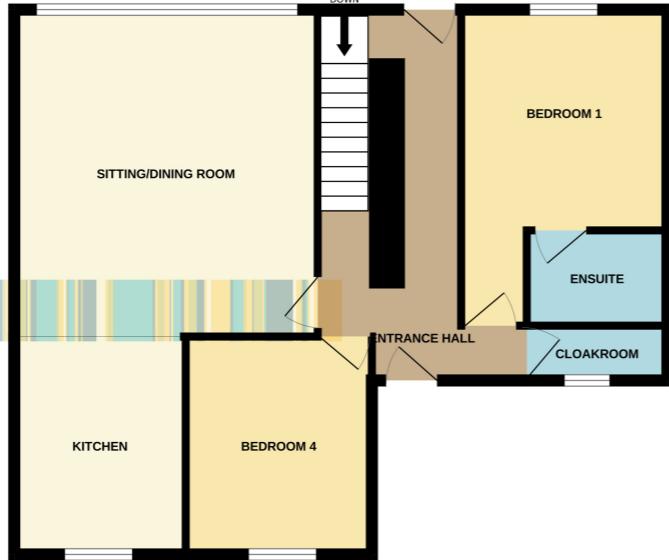


LOWER GND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



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 operation or efficiency can be given.
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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.

WOODGROVE PARK, POLGOOTH, ST AUSTELL

PRICE £499,950



CHAIN-FREE – SPACIOUS 5-BEDROOM DETACHED HOME IN SOUGHT-AFTER POLGOOTH. A FANTASTIC OPPORTUNITY TO PURCHASE THIS RECENTLY RENOVATED CHAIN-FREE, DETACHED FIVE-BEDROOM HOME IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION WITHIN THE PICTURESQUE RURAL VILLAGE OF POLGOOTH. PRESENTED IN EXCELLENT CONDITION THROUGHOUT, THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION. DRIVEWAY PARKING FOR 3 CARS, A GENEROUS SOUTHERNLY-FACING REAR GARDEN WITH PATIO AND LARGE DECKING AREA AND STUNNING VIEWS OVER OPEN COUNTRYSIDE EXTENDING TO SOUTH POLGOOTH TIN MINE IN THE DISTANCE. THE ACCOMMODATION INCLUDES AN ENTRANCE HALL, A BRIGHT LOUNGE/DINING ROOM, A REFITTED WELL-EQUIPPED KITCHEN WITH KARNEAN FLOORING, FIVE BEDROOMS—ONE WITH AN EN-SUITE SHOWER ROOM—AND A MODERNISED FAMILY BATHROOM. THE HOME IS EQUIPPED WITH GAS CENTRAL HEATING AND FEATURES FULL UPVC DOUBLE-GLAZED WINDOWS AND DOORS THROUGHOUT. ITS FLEXIBLE LAYOUT PROVIDES THE POTENTIAL TO CREATE ANNEX-STYLE ACCOMMODATION IF REQUIRED. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY AND ITS BREATHTAKING VIEWS.



The Property

Chain-Free – Spacious 5-Bedroom Detached Home in Sought-After Polgooth. A fantastic opportunity to purchase this recently renovated chain-free, detached five-bedroom home in a highly sought-after residential location within the picturesque rural village of Polgooth. Presented in excellent condition throughout, the property offers spacious and versatile accommodation. Driveway parking for

3 cars, a generous southerly-facing rear garden with patio and large decking area and stunning views over open countryside extending to South Polgooth tin mine in the distance. The accommodation includes an entrance hall, a bright lounge/dining room, a refitted well-equipped kitchen with Karndean flooring, five bedrooms—one with an en-suite shower room—and a modernised family bathroom. The home is equipped with gas central heating and features full UPVC double-glazed windows and doors throughout. Its flexible layout provides the potential to create annex-style accommodation if required. No onward chain – move in hassle-free! Click the play button on our website to take a virtual tour. Viewing is essential to fully appreciate the property and its breathtaking views.

Polgooth is a charming and highly sought-after village nestled in the picturesque Cornish countryside, offering the perfect blend of rural tranquility and convenience. Known for its rich mining history and strong sense of community, the village is just a short drive from the bustling town of St Austell, providing easy access to shops, schools, and transport links. Polgooth boasts a popular village pub, scenic walking trails, and stunning countryside views, making it an ideal location for those seeking a peaceful lifestyle with amenities close at hand. With its proximity to Cornwall's stunning coastline and attractions such as the Eden Project and Mevagissey, Polgooth is the perfect place to call home, whether as a permanent residence or a holiday retreat.

Room Descriptions

Lounge/Dining Room

16' 2" x 15' 0" (4.93m x 4.57m) Boasting a stunning natural slate open fireplace with a slate hearth and elegant wooden mantel, this inviting space also features a fitted gas fire for added warmth and charm. A large picture window floods the room with natural light while offering breathtaking views over open fields and the beautifully landscaped garden. The open-plan layout seamlessly connects to the kitchen area, creating a bright and sociable living space perfect for relaxing or entertaining.

Kitchen

8' 5" x 10' 10" (2.57m x 3.30m) A bright and stylish kitchen featuring a large front-facing window, allowing plenty of natural light to fill the space. Designed for both functionality and style, it boasts a breakfast bar, a range of newly fitted elegant oak-fronted units with sleek square-edged worktops, and high-quality integrated appliances, including a built-in double oven, induction hob, and extractor. With space and plumbing for a washing machine and a built-in dishwasher, this well-equipped kitchen is perfect for modern living.

Bedroom

10' 10" x 9' 2" (3.30m x 2.79m) A bright and inviting bedroom featuring a large front-facing window, allowing plenty of natural light to create a warm and airy atmosphere.

Entrance Hall

Featuring a fully glazed UPVC door, this bright and functional space offers convenient storage with a built-in cupboard and airing cupboard housing a wall-mounted Baxi boiler, supplying hot water and heating throughout. Additional highlights include recessed lighting, roof access, and a glazed door leading to the rear garden, seamlessly connecting indoor and outdoor spaces. A staircase provides easy access to the lower ground floor, enhancing the home's versatile layout.

Cloakroom

Stylish and functional, this space features a low-level WC, a sleek vanity unit with built-in storage, and a front-facing window that fills the room with natural light. Partially tiled walls and durable vinyl flooring add a modern touch while ensuring easy maintenance.

Bedroom

10' 10" x 9' 6" (3.30m x 2.90m) A spacious and private bedroom featuring its own entrance corridor, a large rear-facing window that fills the room with natural light, and a door leading to the en-suite, offering convenience and a touch of luxury.

En suite shower room

7' 0" x 4' 8" (2.13m x 1.42m) A stylish and modern en-suite shower room, featuring a spacious shower cubicle with a mains-powered shower and dual shower heads for a luxurious experience. Additional highlights include a sleek wash hand basin, low-level WC, extractor fan, and a shaver socket, combining practicality with contemporary comfort.

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) A bright room featuring a front-facing window, allowing natural light to fill the space and enhance its inviting atmosphere.

Bedroom

7' 8" x 15' 7" (2.34m x 4.75m) A charming bedroom featuring a full glazed door and front-facing window, allowing an abundance of natural light to flood the room.

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) A newly fitted contemporary bathroom featuring a panelled bath with a shower screen and mains-powered shower with dual shower heads for a luxurious experience. It also includes a low-level WC, a wash hand basin, and a stylish vanity unit offering additional storage. The room is enhanced by partially tiled walls, combining both practicality and contemporary style.

Outside

At the front of the property, a tarmac driveway provides parking for three cars, with a lawned area to the right-hand side. Pathways lead around to the rear, where a spacious, mature garden awaits, mostly laid to lawn and featuring two patio areas that take full advantage of stunning views over open countryside. Beyond the lawn, an orchard offering a delightful selection of apple trees, adds to the charm of the outdoor space. At the bottom of the garden, a handy garden shed provides additional storage, making this an ideal setting for those who appreciate both beauty and practicality. With a roof recently replaced with modern Tyvek roofing felt and stylish grey slate completing the property, this home seamlessly blends beauty and functionality, making it a wonderful opportunity for prospective buyers.