



MAY WHETTER & GROSE

BEGGARS ROOST FORE STREET, POLGOOTH, PL26 7BP
GUIDE PRICE £325,000



NESTLED WITHIN THE HEART OF THE MUCH SOUGHT AFTER VILLAGE OF POLGOOTH, IS THIS BEAUTIFUL DECEPTIVELY SPACIOUS PERIOD COTTAGE WHICH OFFERS GARAGE, THREE RECEPTION ROOMS, KITCHEN AND DOWNSTAIRS SHOWER ROOM ALONG WITH CONSERVATORY. ENGINEERED REAL WOOD FLOORING IN A MAJORITY OF THE ROOMS. THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. TO THE REAR STEPS LEAD TO A LOVELY COTTAGE GARDEN WITH CHALET . VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION, CHARACTER AND CHARM. EPC - AWAITED
SEE AGENTS NOTES



Location

The village of Polgooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks.

Directions



There are numerous ways to get to the property and it sits opposite Polgooth Village Store.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

There are two entrances, to the front an attractive wrought iron gated pillared pedestrian pathway with front garden enclosed by stone built wall leads to the conservatory.

Conservatory



Offering two double glazed doors with further glazed light panels and quarter glazed window opening with pull back vertical blinds and terracotta tiled flooring leads to the original front door with granite stone step and obscure glazed panel door opening through into the main reception room.

Main Reception Room

15'11" x 12'2" plus staircase (4.86 x 3.73 plus staircase)



With carpeted stair case to the first floor and under unit cupboards. Character can be seen immediately with part exposed stone walls. To the right a granite and stone built fireplace surround with insert gas fuelled log burner with deep recessed display shelving to both sides. Large double glazed window to the front with window bench seat. All finished with engineered real wood flooring.

Second Reception Room

12'11" x 11'11" to front of wardrobe (3.95 x 3.64 to front of wardrobe)



Currently utilised as a fourth bedroom. Central focal point with period fireplace surround with open grate. Ceiling mounted rose bowl with large double glazed window to the front with window bench seat. Offering in-built wardrobe storage and wall mounted radiator and wall mounted uplighters. Part stained glass internal door opens through into the third reception room.



Third Reception Room

7'9" x 9'4" - max (2.38 x 2.85 - max)



Currently used as a breakfast dining area with double glazed window to the rear with window bench seat with radiator opposite. Doors through into side entrance porch area and onto the kitchen and additional door into downstairs shower room/WC. Matching flooring leading through from the main reception area.

Cloakroom/Shower Room

2'10" x 7'5" - max (0.88 x 2.27 - max)



Low level WC and hand basin. Heated towel rail and bi fold doors into shower cubicle with tiled wall surround. High level obscure double glazed window with additional display sill and recessed lighting complimented with tile effect floor covering.

Side Porch



Side porch finished with terracotta tiled flooring. Open arch into the kitchen. Obscure part glazed panel door with integrated cat flap opening to the rear with display storage cabinets opposite into recess. Low level arch leads through into the kitchen.

Kitchen

9'8" x 7'6" (2.97 x 2.30)



The feeling of space here is further enhanced by the high ceilings with exposed beams and large Velux window with double glazed window beneath with roller blind. Exposed stone wall and former clone oven. The units comprise a range of painted cottage style wall and base units complimented with roll top work surface incorporating one and half bowl coloured sink with mixer tap. Under unit and free standing space for white good appliances.



Carpeted staircase leads to the half landing with double glazed window with deep display sill to rear. To the left leads to a bathroom and double bedroom.

Bathroom

9'7" x 4'5" widening to 8'3" (2.93 x 1.35 widening to 2.54)



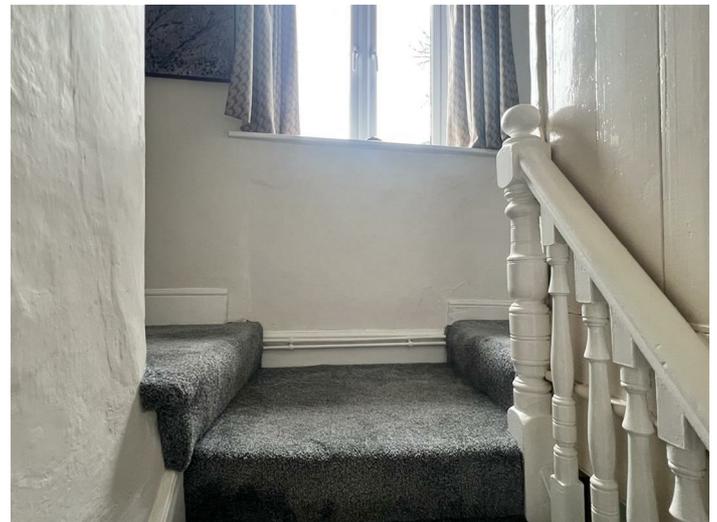
Comprising hand basin, panelled bath and bi fold door into shower cubicle together with WC. Finished with part tiled wall surround complimented with tile effect floor covering. Wall mounted radiator. Double glazed obscure window to front with deep display sill. Extractor. Louvre doors into storage.

Bedroom

9'1" x 12'6" - max (2.79 x 3.82 - max)



Double glazed window to front enjoying views down the village and to the countryside beyond. Wall mounted radiator. Louvre doors into in-built wardrobe storage.



To the other side of the half landing there are doors into two further bedrooms. Door into airing cupboard. Access to loft.

Bedroom

10'9" x 6'2" widening to 6'11" (3.30 x 1.89 widening to 2.13)



Also enjoying a similar outlook to the other bedroom from a double glazed window to the front with a deep window seat and fitted blind. Currently utilised as a second lounge. Wall mounted radiator. Doors into storage.

Bedroom

9'1" x 13'6" (2.77 x 4.13)



Low door into bedroom. Louvre wood doors into fitted wardrobes. Radiator. Double glazed window to the front with fitted blind.

Outside



To the front, the garden is enclosed by stone built wall with some trellis work and planting. Raised planted border to one side and open brick paved patio area opposite. To the far rear side of the property facing the shop is the access to the garage.



Garage

With up and over door, power and light. Side door.

Agents Notes



Gated paved pathway behind the property where there is outside courtesy lighting and tap. Stone steps lead up across the rear of Jubilee Cottage and meander up to the top where there is a former stone built outbuilding. Continuing around to an open cottage style garden with a good degree of privacy which is mainly laid to lawn with planting, trees and nature pond plus timber chalet.



The neighbouring property has signs of Japanese knotweed, within its garden please check with your mortgage lender. There is signs of bamboo in the garden away from the property.

Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

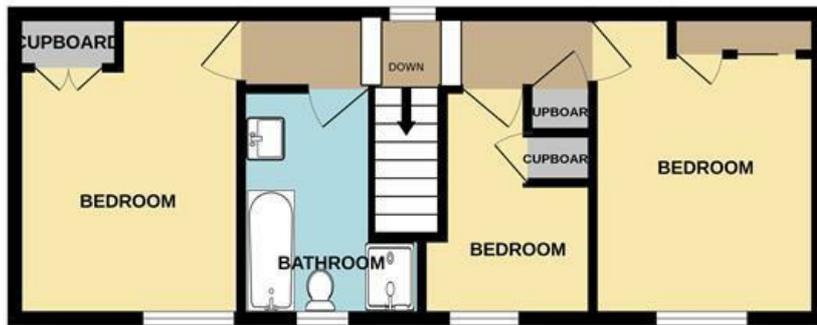


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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