



- 3/5 BEDROOM COTTAGE
- FABULOUS RURAL LOCATION
- 7 ACRE PLOT
- FISHING LAKES

### **Polscoe, Lostwithiel, Cornwall.**

This 3/5 bedroom detached cottage reputedly dating back to the early 19th century enjoys a truly idyllic location with open country views across the valley and its own grounds of some 7 acres, stocked fishing lakes and paddocks. Combined with the versatility of the accommodation and outbuildings, including double garage and workshop, an early viewing is thoroughly recommended.

**£625,000 Freehold**





## Property Description

Enjoying an excellent rural position, this delightful cottage is sure to appeal whether it be to the enthusiastic gardener, those who enjoy equestrian pursuits, the angler looking for their own lake or to the family wishing to create those perfect childhood memories, this cottage has the scope to satisfy them all. Properties of this nature rarely enter the open market and we would certainly encourage an early viewing so as to avoid disappointment. To the front the property enjoys a triple aspect sun lounge which has the benefit of the views across the valley, beyond which lies a generous yet cosy sitting room with beamed ceiling offering access in turn to the kitchen/diner and bedroom accommodation. The family bathroom is located on the ground floor with the internal bedroom 5/study opposite whilst steps lead to the half landing beyond. From here one can continue to the first floor with its 2/3 bedrooms and separate cloakroom whilst the fourth bedroom is located at ground floor level being accessed separately from the half landing. As you venture outside there is a large double garage/workshop located alongside the generous driveway parking area, a further outbuilding housing the oil storage tank and gardens enjoying a potting shed, aluminium framed greenhouse and the aforementioned views. A five bar gate allows access into the paddocks beyond which are currently open to the two linked lakes and the stream that runs through the valley itself. Beyond the tree lined hedge to the far side lies a further paddock from which access can be gained to the road via a shared lane which serves the neighbours adjoining fields.



The property is situated on the edge of a cluster of cottages on the outskirts of the ancient stannary town of Lostwithiel which offers everything required for day to day needs and retains much of its inherent character and charm. Further afield lie the larger towns of St Austell, Bodmin and Liskeard, each incorporating a comprehensive range of shopping facilities including a host of larger supermarkets and a wide range of entertainments. The County itself is famed for both the sandy beaches of the North and South coasts, the rugged moorlands of both Bodmin and Penwith and the picturesque fishing villages to be found nestled within its sheltered coves.





## THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

Part glazed upvc entrance door to:

### ENTRANCE PORCH

5' 11" x 5' 9" (1.81m x 1.77m) Tiled working surface with storage under. Tiled floor. Internal cold water tap. Half glazed stable door to kitchen/dining room.

### KITCHEN/DINING ROOM

20' 10" x 9' 4" (6.36m x 2.87m) Measured wall to wall. This triple aspect room incorporates a one and a quarter bowl stainless steel sink and drainer with mixer tap, and a range of matching base and wall cupboards. Built in fridge and freezer. Space for washer/dryer and dishwasher. Airing cupboard. Television point. Radiator. Tiled splashbacks and flooring. Free standing Technic range with hood above.

### SITTING ROOM

19' 1" x 13' 5" (5.83m x 4.10m) Fireplace set within a stone faced chimney breast and hearth with beamed ceiling. Two radiators and twin doors opening to the sun lounge. Window to the rear overlooking the fields behind with original external window into the sun lounge. Further door to inner hall.

### SUN LOUNGE

19' 11" x 9' 8" (6.08m x 2.95m) A triple aspect room with twin doors leading to the external patio. Beamed ceiling. Radiator. Some exposed stone. Two television points.

### INNER HALLWAY

Steps to the half landing with doors leading to:

### BATHROOM

8' 7" x 4' 6" (2.63m x 1.38m) A grey suite comprising of a panel bath with mixer tap and shower attachment with additional built in shower above. WC and wash basin with cupboard under. Electric wall mounted heater. Radiator. Coving.



### STUDY/BEDROOM 5

10' 11" x 8' 8" (3.33m x 2.66m) Maximum. Beamed ceiling. Radiator. Borrowed light from sun lounge. Fireplace with stone hearth and surround and timber mantle.

### HALF LANDING

Door to bedroom 4. Built in storage cupboards and skylight with further stairs leading to the first floor.

### BEDROOM 4

19' 3" x 13' 1" (5.87m x 4.01m) Maximum L-shaped room including the internal staircase from the half landing. Dual aspect room with beamed ceiling and rural views. Radiator. Built in storage cupboard with further built in curtained storage area.

### FIRST FLOOR

### LANDING

Loft access. Window to the rear. Doors to:

### BEDROOM 1

14' 6" x 10' 6" (4.44m x 3.21m) Twin window seats to the front enjoying the aforementioned views. Wash basin with cupboard under and shaving point. Built in wardrobes. Television point. Beams. Radiator.

### BEDROOM 2

13' 3" x 8' 9" (4.04m x 2.68m) Rural views. Pedestal wash basin and tiled splashbacks. Radiator. A single beam.

### BEDROOM 3/DRESSING ROOM/SHOWER ROOM

11' 1" x 8' 1" (3.39m x 2.48m) Including the built in wardrobes and storage. Shower cubicle housing a Bristan 1000 power thermostatic electric shower. Built in wardrobes, drawers and overhead cupboards. Radiator. Pedestal wash basin.

### CLOAKROOM

WC, wash basin and radiator.

### OUTSIDE

### DOUBLE GARAGE

19' 10" x 18' 7" (6.06m x 5.68m) With electric door, power and light. Internal half glazed courtesy door to the workshop.

### WORKSHOP

18' 11" x 7' 11" (5.79m x 2.42m) Power, light and additional external doorway.

### FURTHER STORE

15' 3" x 8' 5" (4.65m x 2.59m) With internal light and currently housing the oil storage tank.

### GARDENS

The gardens surrounding the property are essentially laid to lawn with a large paved patio area immediately adjacent to the sun lounge and perfect for entertaining. Alongside lies a block built potting shed and aluminium framed greenhouse with a range of shrubs interspersed amongst the lawn. Beyond lies the paddock which slopes away from the property towards the bottom of the valley with mature hedge boundaries and a number of areas allowed to develop into meadow for the encouragement of wildlife. To one side is a large copper beach with an "ancient" oak towards the bottom of the valley and the two stocked ponds with willow overhanging and central division with bridge. A timber summerhouse enjoys an outlook over the lake and a further timber shed houses the apparatus required for the water supply. Beyond the stream the land steepens and again has been left as meadow with access being gained into the further paddock above which can also be accessed from the road via a short lane.

### SERVICES

Private water supply and drainage, mains electricity, oil fired central heating system.

### AGENTS NOTE

We understand from the current owners that there is a vehicular right of way along an access lane allowing access into the upper paddock. The driveway also initially enjoys a right of way before the shared access expires and becomes the sole ownership/use of the property.

### DIRECTIONS

From Lostwithiel continue on the A390 towards Liskeard and after crossing the bridge at the bottom of the valley continue to St Winnow Church of England School, at this point turn left into Polscoe Road and continue through the bottom of the valley and ascend the hill to the other side. Continue without deviation passing a junction to the left after which the access lane for the property will be found on the right hand side and can be identified with a sign marked Carezza Wellness.

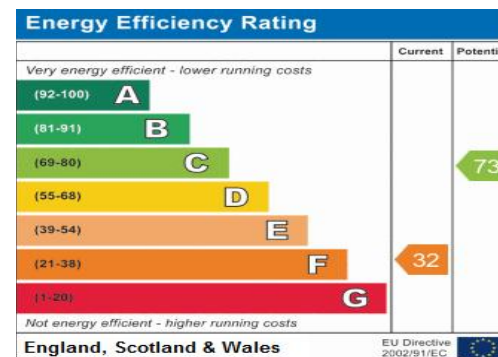






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