



4 Polgrain Turning

4 Polgrain Turning, , St. Wenn, Cornwall, PL30 5PR



St Wenn 0.9 miles Wadebridge 6.5 miles
North Cornish Coast 9.6 miles

Charming semi-detached house with a wonderful garden and stunning rural views

- 3 Bedrooms
- Fitted Kitchen
- Sitting Room
- Bathroom
- Private Parking
- Far Reaching Countryside Views

Guide Price £279,950

SITUATION

The property is located just 0.9 miles from the ever popular hamlet of St Wenn with its village hall, church and well respected primary school. Just 6.5 miles from the property is the former market town of Wadebridge. The town itself sits astride the River Camel and offers a variety of independent shops. There is a cinema, numerous sports and social clubs and the ever popular Camel cycle trail. The property is perfectly located to access the magnificent North Cornish Coast and is less than 10 miles from Mawgan Porth beach. Access to the A30 can be gained a couple of miles from the property and links the cathedral cities of Truro and Exeter. Ten miles to the west is Newquay airport which provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

The property was originally constructed in 1925 and has been substantially updated by the current owners. This includes a new roof with solar panels and exterior insulation cladding. The property is offered in excellent decorative order with recently refurbished kitchen and bathroom.

ACCOMMODATION

The accommodation is clearly illustrated on the floor plan overleaf and briefly comprises; a front door leading to a hallway with a slate tiled floor. The sitting room has a multi fuel burning stove on a slate hearth with wooden over mantle. There is a fully fitted kitchen with electric oven, built in hob with extractor above, ceramic sink, roll top work surface with tiled splashback, an integrated dishwasher and space for a freestanding fridge/freezer. On the ground floor there is a family bathroom with panel enclosed bath and shower above, low flush WC, wash hand basin and heated towel rail. To the rear of the property is a useful utility room

with a half-glazed door leading to the side garden. There is a stainless-steel sink and space and plumbing for a washing machine. Stairs lead to the first floor giving access to three bedrooms and a boiler/airing cupboard. From all the bedrooms there are stunning, far reaching countryside views.

OUTSIDE

From the road there is access to off-street parking for three cars. The front garden is laid to lawn and surrounded by a multitude of shrubs and bushes. To the side of the property is a polytunnel, chicken coop and extremely productive vegetable patch. To the rear of the property there is another lawned area surrounded by shrubs and trees with stunning countryside views. To the rear of the property, attached to the house are two block built storage sheds, one housing the oil fired boiler, and an additional useful wooden shed on a concrete base measuring approximately 15'2 x 17'8 with light and power.

SERVICES

Mains electricity, mains water, private drainage, oil-fired central heating, solar panels. Please note the agents have not inspected or tested these services.

VIEWINGS

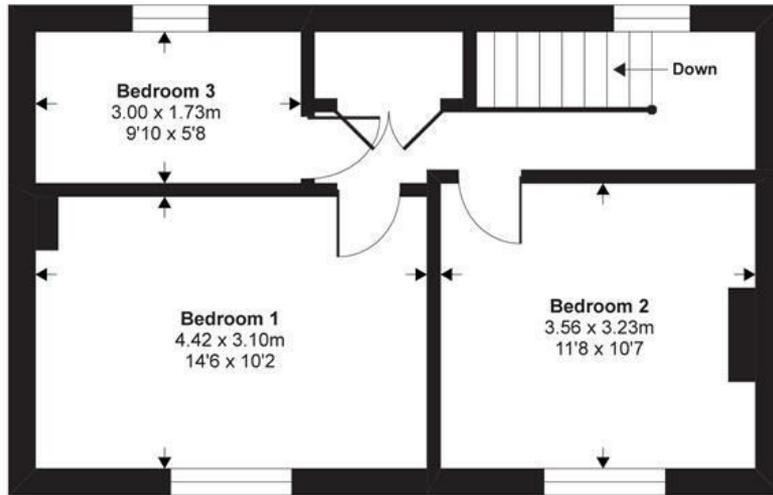
Strictly by appointment with Stags.

DIRECTIONS

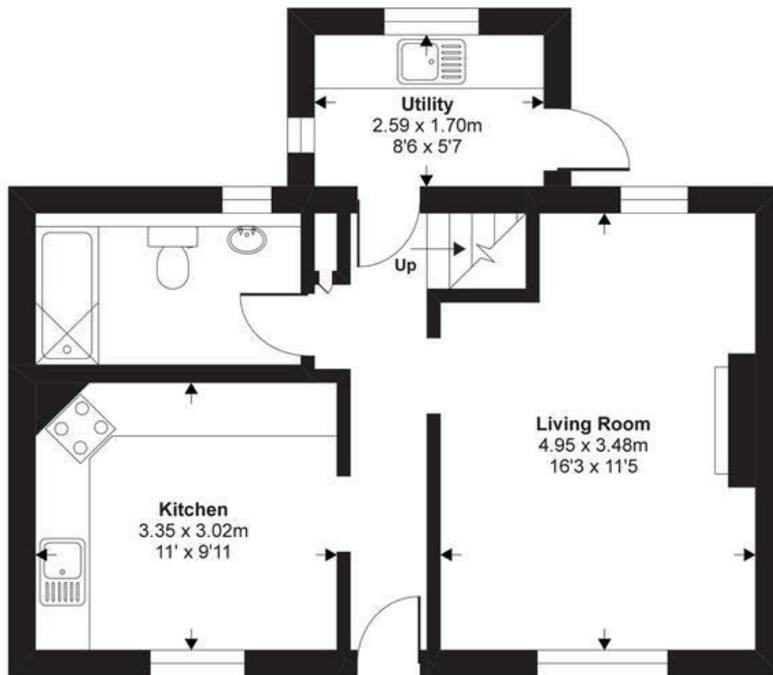
Heading south on the A39 from Wadebridge, take the first turning to the left at Winnards Perch roundabout signposted to St Austell. Continue along this road until it turns sharply to the right, continue straight on following the signs for St Wenn. Continue for approximately 1 mile where the property will be located on the left hand side, identified with a Stags for sale sign. Viewings strictly by prior appointment with the vendor's appointed sole agents, Stags.



Approx. Gross Internal Floor Area
86.1 Sq Metres 927 Sq Ft



First Floor



Ground Floor



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		78
(69-80) C	(55-68) D	45	
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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