



Appletree Cottage,  
Polgooth, St Austell

LODGE & THOMAS

ESTABLISHED 1892

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## Appletree Cottage,

Lower Tregongeeves, Polgooth, St Austell PL26 7AX

**Guide Price - £525,000    Freehold**

- Charming characterful home
- Flexible four bedroom accommodation
- Just over ½ an acre plot
- Traffic free and secluded position
- Verdant level gardens with double garage
- Sought-after village location

*A charming four bedroom, two reception characterful home, hidden away within just over ½ an acre of secluded gardens on the fringe of a highly popular village near the south coast.*

### The Property

Secreted within verdant gardens a little over ½ an acre, in a traffic free location, a cottage that over time has been largely rebuilt and extended to provide extensive and flexible accommodation, equally suited as a practical family home or a comfortable retirement retreat.

The layout allows for a snug with multi fuel stove, a true family kitchen centred on the mains gas Rayburn and with integrated appliances, a spacious lounge, a utility room and cloakroom/wc downstairs. At first floor there are four lovely bedrooms where the master incorporates an en-suite, and the family bathroom which has electric underfloor heating. The reception rooms and three of the bedrooms enjoy a south-westerly aspect overlooking the lush flora and fauna of the mature gardens.

Warmed throughout by a combination of gas central heating and wood burning stoves, this extremely comfortable home also enjoys a high degree of privacy, secluded within beautiful gardens that have been lovingly tendered by the current owners during their 40 years ownership.

There is ample parking, together with the benefit of a detached double garage, that subject to planning, might lend itself to other uses.





EPC E Council Tax Band E

### Services

Mains water, electricity and gas. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

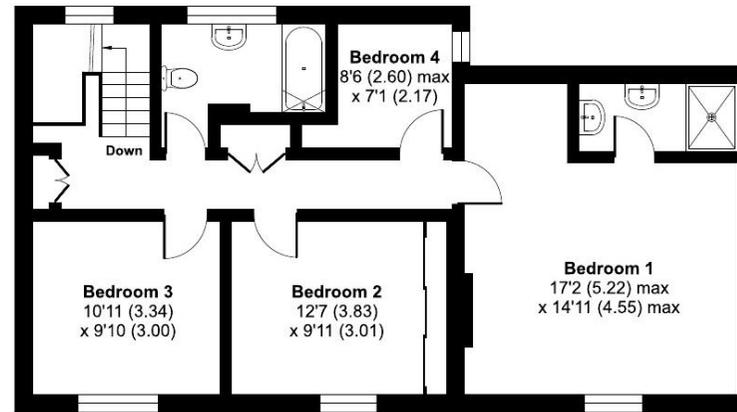
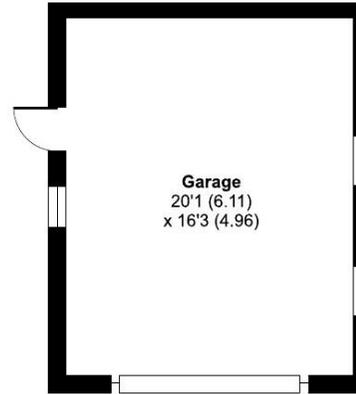
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

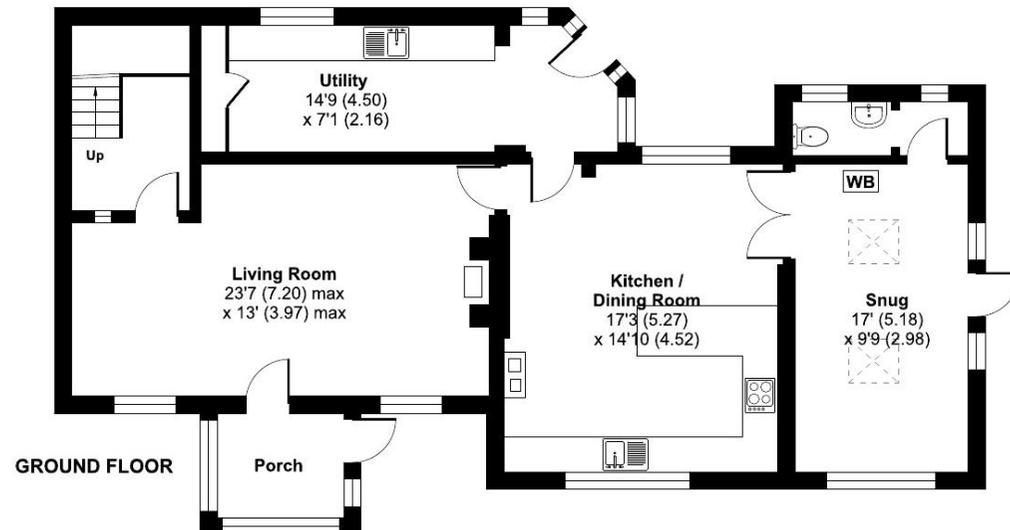
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Approximate Area = 1867 sq ft / 173.4 sq m  
Garage = 326 sq ft / 30.2 sq m  
Total = 2193 sq ft / 203.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

### Location

The aspirational village of Polgooth is approximately 2 miles west of St Austell, off the A390 to Truro (12 miles). The local amenities are within a short walk and include a village shop/Post Office, hairdressers and a public house. A much wider range of shopping schooling and leisure facilities are available within St Austell, where there is a mainline railway station. Close to hand is the picturesque port of Charlestown and the award winning attraction the Eden Project, whilst the stunning sandy beach at Pentewan is just 3 miles away and the harbour town of Mevagissey, another 1 mile further on.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Take the A390 from Truro to St Austell and pass through the village of Grampound. At St Mewan turn right just before the school into Tregongeeves Lane, signposted Golf Course ¼ mile. Follow this road past the golf course towards the village of Polgooth. Shortly after passing the village sign on the right hand bend, take the small lane on the left opposite St Margarets holiday lodges and the property for sale will be found at the bottom of the lane.

**What3words** ///amazed.snares.gullible





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