

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Rosemellyn

Polgooth, St. Austell, PL26 7AX

Guide Price £585,000



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## The Property

Located in the heart of the peaceful village of Polgooth, Rosemellyn is a modern detached home built in the 1990s and set within a quiet, private position. The property offers spacious and flexible accommodation throughout, combining practical living space with a comfortable and well-maintained interior.

The ground floor begins with a generous entrance hallway leading to a welcoming living room with a feature fireplace. This space opens into the dining room and continues through to a bright conservatory, creating an excellent layout that flows beautifully and is suitable for both everyday living and entertaining. Also off the entrance hall you will find a ground floor bedroom/study, a cloakroom, and utility room that in turn leads to the double garage. The garage benefits from an electric up-and-over garage door, electric, water and inspection pit.

The contemporary kitchen is fitted with a range of base and wall units with a stainless steel sink unit and integrated appliances including a gas hob with extractor hood over, electric oven and dishwasher.

To the first floor is a spacious galleried landing with a particularly useful triple built-in storage cupboard, while many of the rooms also benefit from eaves storage. The master suite comprises a large master bedroom along with a dressing area and a refurbished en-suite shower room. There are three further double bedrooms along with a modern family bathroom fitted with a white suite and complementary metro-tiled splashbacks.

The property enjoys private, enclosed gardens surrounding the home, providing excellent outdoor space for relaxing or entertaining. The gardens are predominantly laid to lawn with mature trees, shrubs and landscaped flower beds, along with paved areas positioned to take advantage of the sunny aspect. A patio seating area can also be found to the rear.

The overall plot enjoys a peaceful setting adjacent to woodland and benefits from a particularly sunny position.

Further benefits include ample parking for several vehicles and being on the edge of rural walks that are perfect for the family and their dog.

## Entrance Hall

### Study/Bedroom Five

11'0 x 9'0 (3.35m x 2.74m)

### Living room

18'4 x 13'4 (5.59m x 4.06m)

### Dining Room

9'9 x 9'8 (2.97m x 2.95m)

### Kitchen

13'9 x 11'5 (4.19m x 3.48m)

### Utility Room

13'4 x 9'10 (4.06m x 3.00m)

### W.C

5'0 x 3'9 (1.52m x 1.14m)

### Integral Double Garage

17'0 x 16'1 (5.18m x 4.90m)

With inspection pit.

## Landing

### Master Suite

#### Bedroom

19'1 x 9'9 (5.82m x 2.97m)

#### Dressing Room

8'6 x 6'10 (2.59m x 2.08m)

#### En-Suite

9'3 x 4'3 (2.82m x 1.30m)

#### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

#### Bedroom Three

10'11 x 8'9 (3.33m x 2.67m)

#### Bedroom Four

11'1 x 8'9 (3.38m x 2.67m)

### Family Bathroom

7'3 x 7'3 (2.21m x 2.21m)

### Gardens

The gardens are arranged around all four sides of the property, making it ideal for those who like to follow the sun throughout the day. The main garden is set off the conservatory and offers a lawn with surrounding flower and shrub beds, along with steps leading up to a small wild garden area. Gates to both sides of the home lead to additional lawned garden spaces, while to the rear there is an enclosed courtyard that is perfect for barbecues and outdoor entertaining, also benefiting from a further lawned area of garden.

### Parking

There is a large driveway with parking for around six vehicles.

### Directions

Sat Nav: PL26 7AX

What3words: ///flap.keys.wonderful

For further information please contact Camel Coastal & Country.

### Property Information

Age of Construction: 1990s

Construction Type: Block

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: C72/C79

Tenure: Freehold

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel

Coastal & Country, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

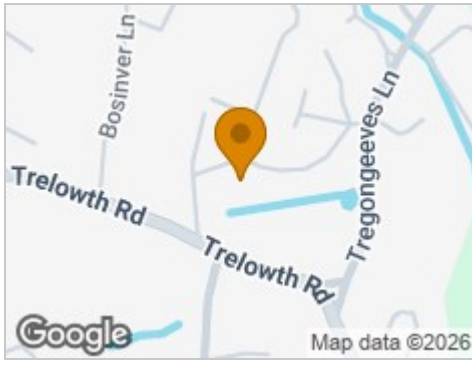
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



## Hybrid Map



## Terrain Map



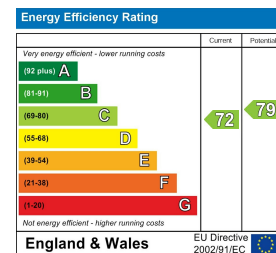
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.