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Putting your home on the map

**Polkanuggo Farm,
Stithians, Truro**

Monthly Rental Of £1,100.00





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Property Introduction

Available immediately is this two bedroom converted barn. Benefiting from parking and enjoying an outlook of rolling fields across the Cornish Countryside, the property is finished to a high standard with polished granite floors and a well equipped kitchen with integrated appliances.

There is the option for the property to be left part or unfurnished. There is a lounge, ground floor cloakroom, two double bedrooms and a four piece bathroom.

Outside there is a private terrace. parking and communal gardens, all conveniently situated within three miles of the coastal town of Falmouth, Asda superstore and Penryn University Campus.

Location

The property is tucked away off the A394 just outside Longdowns on Polkanuggo Farm, situated within easy access to Falmouth, Penryn, Helston and the closest supermarket Asda at Penryn and the university all within three miles.

Penryn is just four miles away and this niche town offers a selection of shops, takeaways, Public Houses, pharmacies, doctor and dental surgery and a Railway Station providing links to the harbour town of Falmouth and the City of Truro with onward connections to London Paddington.

ACCOMMODATION COMPRISES

Situated in a rural location, perfect for those looking for tranquility, is this converted by.

An entrance door opens into this well proportioned room, split into two areas, the dining area having a double glazed window to the front elevation with deep sill and a dining table with four chairs with a door off to the ground floor cloakroom.

The kitchen area is equipped with an electric oven and hob, an integrated dishwasher and fridge/freezer and provides ample storage and a further window with deep sill to the front elevation enjoying field and farmland views. Completing the kitchen is a large built-in storage cupboard and a range of lighting.

The ground floor cloakroom is accessed from the dining area with a corner wash hand basin and a low level WC to a septic tank.

Entering the lounge there are two large opaque windows with window seats to the rear, wall lighting, under stairs storage

From the lounge wooden stairs lead to the first floor accommodation with a courtesy opaque double glazed window to rear.

The landing provide access to the bathroom and bedrooms. Both bedrooms are doubles with wooden flooring and 'Velux' style windows. With wall light and a radiator.

The bathroom is a four piece suite with a bath with mixer taps, low level WC, wash hand basin and a walk-in double shower cubicle.

EXTERNALLY

The view of rolling fields a Cornish countryside is captured from your own terrace, providing escapism from daily work life. There is communal parking and also communal gardens to be enjoyed as well as an external utility room which has coin operated machines.

SERVICES

The property is served by mains electric, natural spring water, and septic tank drainage (guidelines for use can be provided). The Council Tax band for the property is to be confirmed - but we understand it will be Band B.

RESTRICTIONS

Ideally suited to a profession looking for an place to escape from after the daily grind. Some pets may be considered with adequate insurance. Those in receipt of benefits must have a working guarantor.

DIRECTIONS

Follow the A394 from Penryn towards Helston, go past the petrol garage on the left at Longdowns. Turn next right towards Trolvus Vean which is on your left hand side. Continue on past a farmhouse following the bend around to the left and Blast Clean is on your left hand side. Carry on down Windy Road and Polkanuggo Farm is on the left bend at the bottom of the hill. If using What3Words the location point is:- offerings.dates.hands

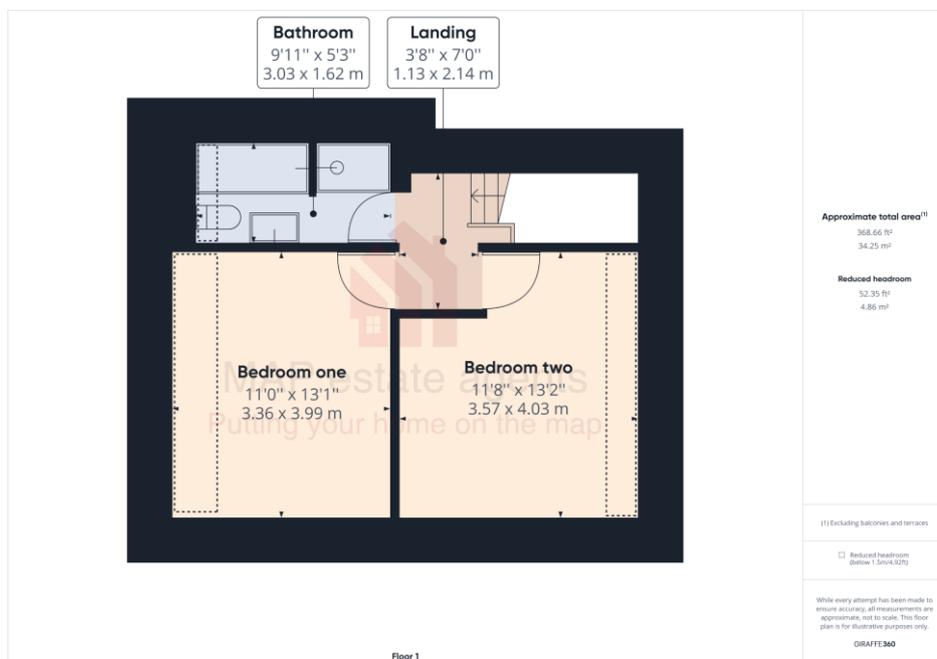
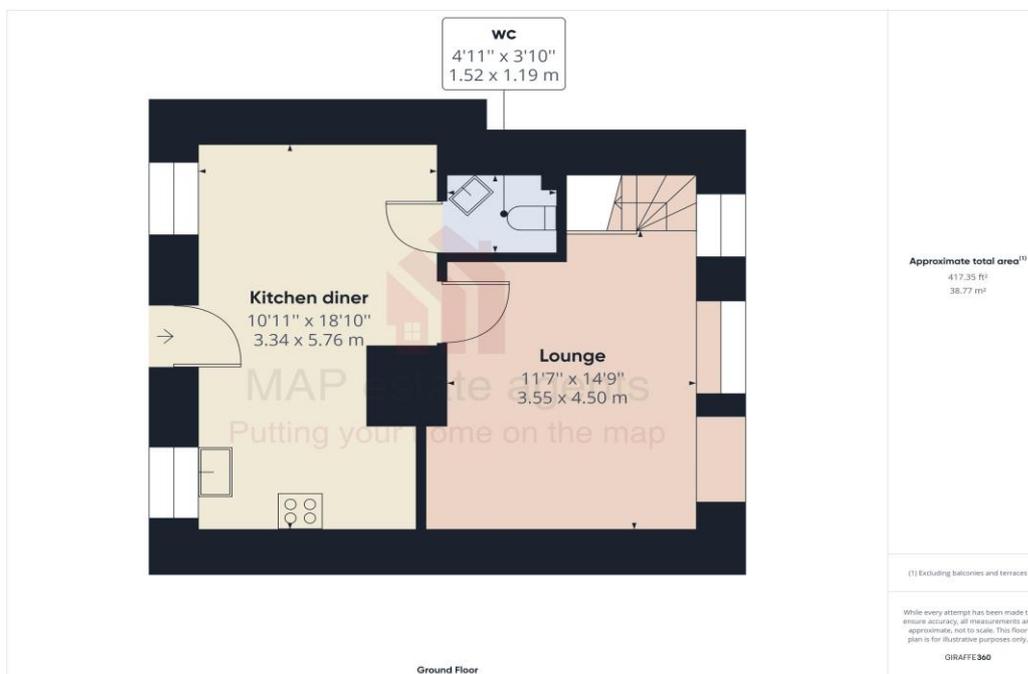


Energy Efficiency Rating		Current	Potential
Better energy efficient - lower running costs			
(92+)	A		112
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Available immediately
- Part or unfurnished cottage
- Two double bedrooms
- Four piece bathroom
- Generous equipped kitchen/diner
- Granite floor and underfloor heating
- Ground floor cloakroom
- Bio Mass heating and natural spring water
- Own terrace
- Beautiful countryside views



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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