



Description

An interesting opportunity to acquire a sizeable former Chapel and Sunday School, enjoying an elevated position in the heart of the village, being part way through renovation and requiring finishing works. The property currently offers a large, fitted kitchen/dining room, galleried sitting room, study and boiler room to the ground floor. Four bedrooms, one with an en-suite shower room and family bathroom to the first floor. There are two small walled garden areas to the front of the property, along with an additional garden and parking area requiring clearing at street level with extant planning in place for a garage and roof top garden.

Situated

Polbathic is a pretty village situated on the A374 Trerulefoot to Torpoint road, with a public house and a tidal creek known as Polbathic Lake and Polbathic woodlands. The nearby larger village of St Germans offers a primary school, doctor's surgery, public house and mainline railway station, with further facilities and amenities available in the towns of Looe and Torpoint.

Ground Floor

Entrance hall, kitchen/diner, galleried sitting room, study and boiler room.

First Floor

Galleried landing, four bedrooms one with en-suite shower room, family bathroom.

Outside

Accessed via a shared pedestrian pathway are two small walled garden areas to the front of the property. At street level there are two further areas of land,

currently with extant planning permission for the creation of a garage and roof top garden.

Planning

A Grant of Planning Permission was granted under application number 99/0323/F, on the 22nd March 1999, by Cornwall Council planning department. Copies of the plans and building regulations approvals can be inspected on site with the local viewing agent Stratton Creber Looe.

EPC Rating

TBC

Council Tax Band

B

Note

The central heating system can be run by oil, or by a hot water system installed in the property.

Tenure

Freehold

