

Polgray, 5, Palace Road







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St Austell, Cornwall, PL25 4BP

Railway Station 250 yards Town Centre 700 yards

With no forward chain, a well positioned, handsome and substantial Edwardian residence, self-contained maisonette, triple garage and extensive private grounds - situated off popular Palace Road

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- Magnificent Reception Hall & Galleried Landing
- Kitchen, Utility & Pantry
- Family Bathroom & Shower Room
- Triple Garage with Spacious Room Over & Summerhouse Chalet
- Freehold
- 3 Reception Rooms & Conservatory
- 6 Bedrooms - 1 En Suite
- 1 Bedroom Self-Contained Maisonette
- Private Terrace & Gardens – total c.0.87 of an Acre
- Council Tax Band G

Guide Price £799,950

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SITUATION

Polgray is situated off popular Palace Road in St Austell in a conservation area, only about 250 yards from the railway station on the on London Paddington line and 700 yards from Holy Trinity Church in the centre of town with it's comprehensive range of shopping. Polgray is also ideally situated to take advantage of the nearby park, library, school, football club and Polkyth Leisure Centre.

About 1.5 miles to the south-east is the historic port of Charlestown with its array of gift shops, inns and restaurants centred around the original harbour and about 3 miles is the Carlyon Bay Golf Course.

Truro, being the commercial and retail centre of Cornwall is about 16 miles to the south-west.

BRIEF DESCRIPTION

The approach to Polgray is via a stone splayed entrance with wrought iron vehicular gates to a private wall, tree and flowering sub lined shared drive which leads to car parking adjacent to the house as well as around to the rear where there is additional car parking adjacent to a fine Detached Triple Garage.

The sale of Polgray presents to the open market a handsome and substantial Edwardian residence of some stature with spacious, flexible and up to 6-bedroom accommodation which extends to over 3,500 sq ft; an adjoining self-contained one-bedroom Maisonette (Little Polgray); good potential, if desired, to create a second separate self-contained unit of accommodation with its own independent access; a superb Detached Triple Garage with a spacious open Room over, offering much potential for a variety of uses; a large Summerhouse Chalet; and extensive tree-lined gardens and grounds which offer a great deal of privacy - particularly given the property's central location in St Austell. Indeed, the railway station is only a few hundred yards walk.

THE HOUSE

A cut granite Open Porch with double doors opens to an Entrance Vestibule with secondary part leaded and glazed double doors which lead through to an inviting and magnificent Reception Hall with cloakroom, Store Room, turning balustrade stairs off to a Galleried Landing over and from which there are doors off to all ground floor rooms.

There is a front Drawing Room being a particularly well-proportioned room with high ceilings with shallow bow window with window seat overlooking the seating terrace and garden, picture rail, ceiling coving and rose, an ornate fireplace with marble slip and multifuel wood-burner set on slate hearth with arched recesses to either side - one of which includes a door to the Dining Room with high ceiling, ceiling coving and rose, open fireplace, wide shallow bay window with outlook to the terrace and front garden, return door to the Reception Hall, contemporary wooden floor and open fireplace with ornate surround and mantle.

From the Dining Room there is a door to a side Conservatory with doors to outside and wide opening to the spacious Kitchen. The Kitchen includes an extensive and comprehensive range of matching base and eye level kitchen units with numerous drawers and cupboards, matching island with stone granite worktop, wine racks, single drainer double sink unit with mixer tap, Gas fired double oven Aga serving domestic hot water, freestanding gas double oven with four rings and extractor hood over, integral dishwasher, refrigerator and freezer.

Also on the ground floor is a fine Study, useful Utility Room with deep earthenware sink unit, cupboards and drawers and space and plumbing for washing machine and tumble dryer. From the Utility Room is access through to a small side Hall with door off to an original Pantry with shelving and ceiling hooks.

An impressive turning balustrade staircase leads to the first floor where there is an expansive Galleried Landing. There is a particularly spacious Master Bedroom with range of bedroom furniture, shallow bay window and ornate feature fireplace with mantle, from which a door leads through to En Suite Shower Room with bespoke wooden carved wide double vanity unit, walk-in shower with rainshower and hand-held shower, close coupled saniflo wc, heated towel radiator and small fireplace surround and mantle.













Adjacent is a well-proportioned 2nd Bedroom with double aspect, pedestal washbasin, ornate feature fireplace with mantle picture rail, ceiling coving and rose; a Family Bathroom with large bath with Victorian style mixer tap shower fitment, pedestal washbasin, wc, towel rail and walk-in shower; a 3rd Bedroom with picture rail, ceiling coving and fireplace with mantle.; and a fully tiled Shower Room with quadrant shower with rainshower and hand held shower, wc, pedestal washbasin, shelved cupboard and towel radiator.

From the Landing there is access through to a small Inner Landing with part glazed door to outside wrought iron steps to ground level and from which there is access through to a Snug/6th Bedroom with access off to the above mentioned Shower Room, as well as turning internal stairs that lead up to two Bedrooms (with part restricted ceiling height). From one of these bedrooms there is access through to a spacious Attic (folding ladder to landing).

If desired, it is considered there is potential to create a further self-contained unit of accommodation for letting or dependant relative purposes and/or to develop the attic space if desired - subject to all necessary consents and approvals.

LITTLE POLGRAY

Little Polgray comprises an adjoining self-contained Maisonette (also known as “Flat 1”) with Entrance Area/Utility, Shower Room, Kitchen/Dining Room, Living Room, Bathroom and Bedroom.

The current Vendors successfully holiday-let out Little Polgray and generate an income.

THE DETACHED TRIPLE GARAGE

A fine Detached Triple Garage with three up and over vehicular doors, power and lighting and external timber steps which lead up to Spacious Room over with three Velux windows, power and lighting. It is considered that this space could be used for a variety of purposes including office, hobbies room and so forth.

Adjacent is an original concrete Garage with metal clad roof, water, power and lighting, up and over door and side door.

THE SUMMERHOUSE CHALET

A timber and bitumen felt large Detached Summerhouse Chalet with light and power connected, two electric radiators and again offering much potential - subject to any necessary consents and approvals.

THE GARDENS AND GROUNDS

These lie principally to the south and west of Polgray.

Immediately adjacent to the house is a wide and long Level Paved Seating Terrace with steps down to an extensive lawn below with high, deep and mature tree and Evergreen shrub borders, affording much privacy. In total, Polgray extends to about .87 of an acre.

VIEWING

Strictly by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

From Truro, on entering St Austell on the A390 go straight over at the roundabout and drive down into the bottom of the valley towards Liskeard. At the double roundabout, take the first exit to the left towards the town centre and drive up the hill and go straight over the mini roundabout. Continue up the hill to the next mini roundabout and bear to the left towards the railway station. At the next mini roundabout, turn right towards Cornwall College and then immediately to the left. Pass the entrance to The Birches and the entrance to Polgray will then be seen on the right-hand side after about a further 20 yards.

SERVICES

All mains services connected. Gas fired central heating. 3 phase electricity the triple garage

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: Vodaphone and 02 good indoors and outdoors. EE and Three variable indoors and good outdoors. (Ofcom).

OUTGOINGS

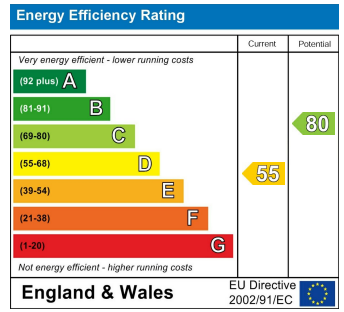
Main House - Council Tax Band G. Little Polgray is Business Rated with a rateable value of £2,100 - small business rate relief is currently claimed by the sellers

Denotes restricted head height

Approximate Area = 3512 sq ft / 326.2 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Garages = 1527 sq ft / 141.8 sq m
Outbuildings = 1020 sq ft / 94.7 sq m
Total = 6100 sq ft / 566.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1451824



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