

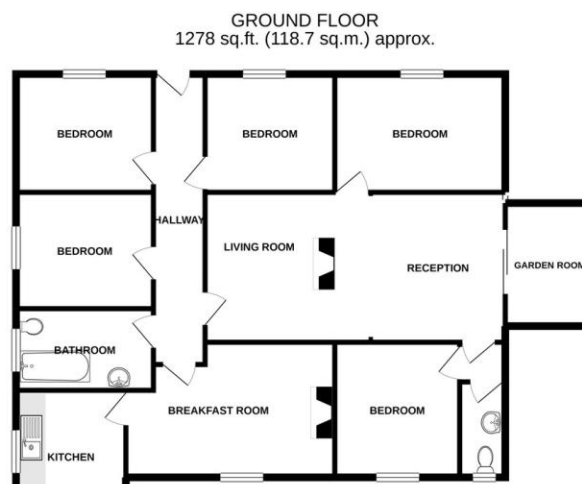


- 4.5 Acres of Land
- 5 Bedrooms
- Detached Bungalow
- Large Work Shop With Inspection Pit

## Mount Pleasant Bungalow, Withiel Turn, Roche, Nr St. Austell, PL26 8LL Guide Price £550,000

Spacious FIVE bedroomed detached bungalow situated in Mid Cornwall and boasting over 4 acres of land. The bungalow offers deceptive accommodation which briefly comprises: Entrance hallway, living room with feature fireplace and dining area leading to a garden room, In addition to the five bedrooms there is a family bathroom and additional w/c. The internal accommodation is completed by the breakfast room, kitchen and rear porch. The bungalow has ample parking with a large workshop with inspection pit, there are also further outbuildings and a large barn with water supply.





## Property Description

### DESCRIPTION

Spacious FIVE bedroomed detached bungalow situated in Mid Cornwall and boasting over 4 acres of level land. The bungalow offers deceptive accommodation which briefly comprises: Entrance hallway, living room with feature fireplace and dining area leading to a garden room, In addition to the five bedrooms there is a family bathroom and additional w/c. The internal accommodation is completed by the breakfast room, kitchen and rear porch. The land is level and would be ideal for equestrian enthusiasts with a separate gated access. The bungalow has ample parking with a large workshop with inspection pit, there are also further outbuildings and a large barn with water supply.

### LOCATION

Situated in mid Cornwall and conveniently located for A30, the bungalow is within motoring distance to Newquay Airport, Coastal walks and Sandy Beaches and Truro City Centre.

### ENTRANCE HALL

Glazed door.

### LIVING ROOM

11' 4" x 10' 3" (3.47m x 3.13m) Electric radiator, open fireplace.

### DINING AREA

12' 11" x 11' 6" (3.96m x 3.51m) Wall lights doors to lean to

### BREAKFAST ROOM

13' 4" x 9' 9" (4.08m x 2.98m) Oil fired Rayburn, double glazed window.

### KITCHEN

10' 0" x 8' 3" (3.05m x 2.54m) Fitted with base and wall units, worktop incorporating stainless steel sink unit, space for electric cooker, double glazed window, door to rear porch.





#### REAR PORCH

Double glazed window and door to rear garden.

#### BEDROOM

10' 7" x 8' 11" (3.24m x 2.73m) Double glazed window to front elevation.

#### BEDROOM

9' 11" x 8' 10" (3.04m x 2.71 m) Double glazed window.

#### BEDROOM

10' 6" x 6' 2" (3.21m x 1.90m) Electric radiator, double glazed window.



#### BATHROOM

10' 5" x 4' 7" (3.20m x 1.42m) Bathroom suite comprising low level w/c, panel bath with electric shower, pedestal wash hand basin, wall mounted fan heater.

#### BEDROOM

13' 1" x 8' 8" (3.99m x 2.66m) Double glazed window, electric radiator.

#### BEDROOM

10' 2" x 9' 1" (3.11m x 2.77m)

#### SEPARATE W/C

Low level w/c, pedestal wash hand basin, obscure double glazed window.



#### GARAGE/WORKSHOP

36' 9" x 17' 5" (11.22m x 5.32m) Inspection pit, power supply.

#### OUTBUILDING

11' 8" x 8' 2" (3.58m x 2.50m)

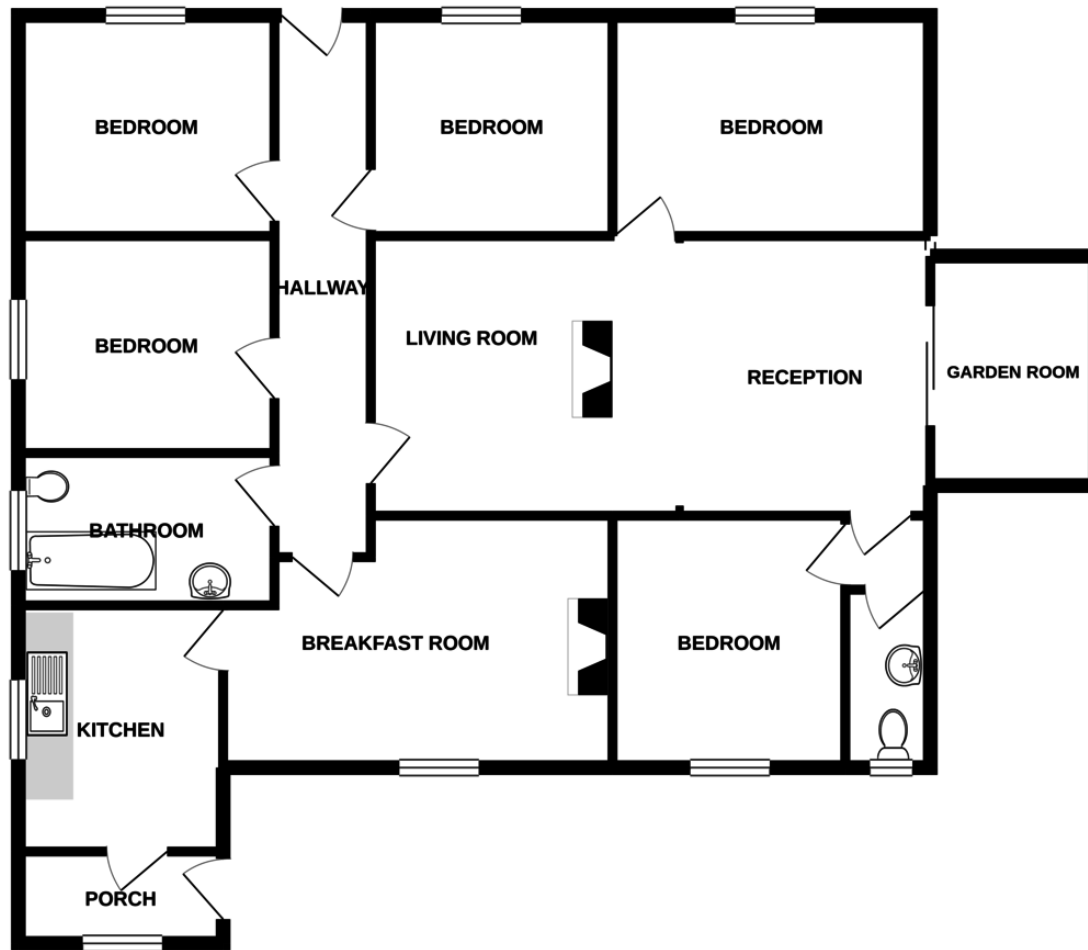
#### WOOD STORE

7' 8" x 8' 9" (2.34m x 2.68m)

#### BARN

38' 10" x 22' 5" (11.84m x 6.85m) Water supply

**GROUND FLOOR**  
1278 sq.ft. (118.7 sq.m.) approx.



**SMALL STORE**  
12' 5" x 9' 1" (3.81m x 2.78m)

**AGENTS NOTE**  
Land around 4.5 acres  
Private water and private drainage  
Council tax band C

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