



MAY WHETTER & GROSE

**2 PROSPER ROAD, ROCHE, PL26 8PR**  
**GUIDE PRICE £400,000**



A WELL POSITIONED CHAIN FREE DETACHED CHARACTER PROPERTY BELIEVED TO HAVE BEEN BUILT CIRCA 1900. THE PROPERTY HAS FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER AND A FABULOUS OPEN PLAN LOUNGE/DINER. FURTHER BENEFITS INCLUDE AN OUTBUILDING LOCATED TO THE REAR OF THE PROPERTY, AMPLE OFF ROAD PARKING AND DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED AND WELL PRESENTED FAMILY HOME. EPC - E



## Location

Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30 Trunk Road, giving access towards the Cathedral City of Truro approximately 20 miles away. There are local shops, amenities, a school, sporting facilities and a Doctors Surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the rear vicinity and both the Eden Project and Lost Gardens of Heligan are only a short drive away. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. This area will greatly benefit from a new by-pass, currently under construction this will take the majority of traffic away from the village.

## Directions

From St Austell there are numerous ways to get to Roche, if you head up through Trethowel to the Stenalees roundabout, heading left towards Roche. Follow the road into the village, past Combellack Motor Spares, and heading along Trezaise Road. Head down the hill and approximately a quarter of the way down towards the village, the converted chapel "Ty Capel is located on your right hand side, immediately after this is the turning onto Prosper Road. Number two is located on the left hand side of the road with parking in front of the property, to the right of the house.

## Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Main entrance door with inset obscure glazing allows external access into entrance porch.

## Entrance Porch

5'1" x 5'0" (1.57 x 1.53)

Hardwood door through to lounge area. Tiled flooring. Radiator. Upvc double glazed window to front elevation. Accessed via a wood frame door with inset double glazed obscure glass with stained glass detailing.

## Lounge

21'4" x 11'3" (6.52 x 3.45)



Two Upvc double glazed windows to front elevation with deep tiled sill which doubles as window seats. Large opening through to dining room. Focal brick backed fireplace housing multi-fuel burner with large floor mounted slate hearth, wooden surround and mantle. Exposed solid oak ceiling beams. One modern radiator to front elevation and one classic radiator to rear. Wood laminate flooring. BT Openreach telephone point. Television aerial point. Textured ceiling. A large opening with two steps leads down to the dining room courtesy of reclaimed mill house bricks to each pillar.





## Dining Room

13'6" x 16'1" (4.13 x 4.91)



Flowing off the lounge with American oak tri fold double glazed doors open providing access to the enclosed and secure rear garden. Slate flooring. Large opening through to kitchen. Underfloor heating. Twin doors provide access to under stairs storage recess. Wall mounted under floor heating controls. Wall mounted Hive heating controls. A large opening provides access to kitchen.

## Kitchen

12'8" x 12'11" (3.88 x 3.94)



A well lit twin aspect kitchen with pine wood double glazed windows to the rear and side elevation providing a great deal of natural light. Continuation of slate flooring. Matching wall and base kitchen units finished in cream high gloss. Square edged glitter effect work surfaces with matching splash backs. Belfast sink with central mixer tap complete with boiling water tap. Space for additional kitchen appliances, currently used to house washing machine, tumble dryer, fridge, separate American style fridge/freezer. Six ring Fisher and Paykel Range with six LP gas rings to the top and electric ovens to the lower section. Patterned glass splash back with fitted extractor hood above. The kitchen benefits from an island offering additional dining facilities. Mains enclosed fuse box. The kitchen benefits from soft close technology. The LP gas central heating boiler is located in the far right hand side as you enter the room. Classic style radiator. Feature cube lighting over breakfast bar.

## Landing

19'3" x 9'4" - maximum (5.88 x 2.86 - maximum)  
A spacious four way landing with doors off to bedrooms one, two, three, four and family bathroom. There is a wood frame double glazed window at the half way point on the stairs with obscure and stained glass detailing. Slimline radiator to the left hand side of the stairs as you climb. Carpeted flooring.

## Family Bathroom

11'1" x 5'7" (3.39 x 1.72)



Wood frame double glazed window to rear elevation with obscure glazing. High level ceiling mounted wood frame Velux double glazed window. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with central waterfall mixer tap. Fitted bath with central mixer tap with in-built jacuzzi jets and in-built lighting. Fitted shower enclosure with sliding glass shower doors and wall mounted shower with adjustable body jets, overhead nozzle and detachable nozzle. Water resistant cladding to shower cubicle. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Fitted extractor fan. Heated towel rail.

## Bedroom Three

14'3" x 6'5" (4.36 x 1.96)



Upvc double glazed window to side elevation. Carpeted flooring. Electric plug in panel heater. Bespoke in-built storage to the right hand side of the room.



### Bedroom Two

12'10" x 12'10" - maximum (3.93 x 3.92 - maximum)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Loft access hatch. Upon entering the room to the right hand side three full length doors open to provide access to useful in-built storage. Part exposed ceiling beams.

### Bedroom Four

10'10" x 11'0" - maximum (3.31 x 3.37 - maximum)



Upvc double glazed window to front elevation. Carpeted flooring. Part exposed ceiling beams. Agents Note: Some of the electric points in this room have inset USB charging points. Television aerial point. To the left hand side is a useful in-built storage recess offering a great deal of shelved storage options.

### Bedroom One

12'8" x 10'5" (3.88 x 3.18)



Upvc double glazed window to side elevation. Doors through to en-suite shower room. Radiator. Additional loft access hatch.

### En-Suite

6'8" x 4'5" - maximum (2.04 x 1.37 - maximum)



Wood frame double glazed window to rear elevation with obscure glazing. Low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage below. Fitted shower enclosure with glass shower screen and wall mounted electric shower over. Water resistant cladding to shower cubicle. Heated towel rail. Wood effect laminate flooring. Fitted extractor fan.

### Outside

Located on the left hand side of Prosper Road just after number 1 and the turning to the side of the property. To the front is a large chipped area providing parking for numerous vehicles. This is also where the LP gas canisters are located. A gate provides access to the secure rear garden.

As previously advised either accessed via the dining area or via the communal side gate to the right hand side of the property, is the enclosed rear garden. With high level rendered block wall to the left and rear elevations and Cornish hedge to the right hand side. Railway sleepers to the left and rear provide an elevated established planting bed.

The paved patio flows across the rear of the property and continues around the right hand side providing secure access passing an outdoor tap. The right hand section of the garden is mainly laid to lawn with a further decked area.

Located in the far rear corner is an outbuilding.

### Outbuilding - Right hand area

11'6" x 10'11" (3.51 x 3.33)

The outbuilding is split into two defined areas.

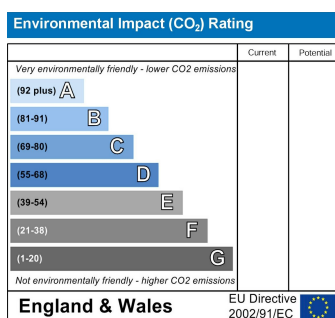
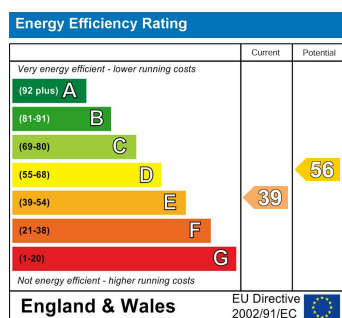
Twin Upvc double glazed doors provide external access with four full slimline glazed panels to right and left hand side. Upon entering there is carpeted flooring, opening through to the left hand side of the building. Exposed ceiling beams. We understand that this outbuilding benefits from a mains water supply, sewage and electric 16mm armoured cable ready for connection.

### Outbuilding - Left hand area

11'1" x 7'6" (3.40 x 2.30)

Two wood frame double glazed windows to left elevation, the smaller offering obscure glazing. Continuation of carpeted flooring. A fantastic outbuilding offering a great deal of scope.

### Council Tax Band - D

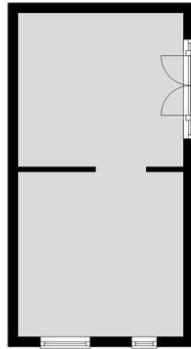








Outbuilding



Ground Floor



First Floor



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