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House On The Common Tregoss, St. Austell PL26 8NF

£525,000

A THREE BEDROOM DETACHED COTTAGE WITH NUMEROUS OUTBUILDINGS SITTING IN JUST OVER FOUR ACRES OF LAND BACKING ONTO FARM LAND LOCATED IN A RURAL SETTING ON THE OUTSKIRTS OF ROCHE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- DETACHED COTTAGE AND APPROX. FOUR ACRES OF LAND
- MULTIPLE OUTBUILDINGS INCLUDING A NISSEN HUT
- FIVE FIELDS IN TOTAL ALL WITH A WATER SUPPLY
- RURAL SETTING
- UTTERLY UNIQUE
- BALCONY OFF MAIN BEDROOM
- TWO LOG BURNERS
- AIR BNB POTENTIAL
- LPG HEATING

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DESCRIPTION:

'House on The Common' is an utterly unique cottage sitting on approximately four acres of land in its own post code with its own level crossing! Offering a peaceful life style yet only a few minutes from the main A30, this home is well located for the daily commute to schools, shops, the nearby towns and the stunning north Cornish coastline. The nearest is Roche, conveniently positioned in the heart of Cornwall, just six miles from St Austell and twelve miles from the beautiful north Cornish coastline. The Cathedral City of Truro is around thirteen miles away offering a wide array of retail outlets, schools, restaurants and rail links. The A30 is just over a mile away providing easy access to all the main towns. Within Roche, there is a good range of day to day amenities including a convenience store, a Primary School, a Post Office with a pharmacy, a Doctors surgery and various public houses and take aways.

Believed to have been constructed around 1845, this stone/cob cottage oozes charm and character. The accommodation comprises of a front porch which doubles as a utility room and guides you into an inner hallway which has a useful cloakroom. The kitchen, which has stairs to the first floor has a cosy feel with the added benefit of a log burner, original beams and a slate floor. Within the kitchen, you will find a good range of cupboards with space for the necessary white goods.

Also, on the ground floor, you will find a study and a snug which has a window to the front. This room also has a log burner and a real cosy feel. At the rear, the main lounge is triple aspect with bi-fold doors opening onto the courtyard. A great family room with an abundance of natural light. All three bedrooms can be found on the first floor, there are two at the front and the main bedroom at the rear has a gorgeous southerly facing balcony where you can sit and enjoy the panoramic views of the garden and land beyond. Also, on the first floor, the bathroom has a 'P' Bath with a shower over.

THE LAND, THE OUTBUILDINGS AND OTHER POINTS TO NOTE:

Externally, to the front the property is accessed by crossing an unmanned level crossing with gates on both sides for safety. To cross the level crossing, you simply pick up the phone and call the local railway station to get authority to cross.

The land at the front is held on a garden license with natural England sub-let to Tregothnan Estates, you pay £100- a year for this licence.

There are numerous outbuildings including a hay shed, a log store, a Nissen Hut, and two large sheds.

There's a poly-tunnel and an orchard at the front.

This property has its own sewerage treatment plant with permission to discharge into the nearby stream.

There is bottled gas for heating and cooking

The land is split into 5 fields all with their own water supply totalling approximately 4 acres with a mixture of woodland and grass. At the rear, the land backs onto farmer's fields. You will regular find Deer, Owls and Foxes. There is also an up and running Air BNB offering an 'off grid' experience.

In summary, House on The Common offers a fabulous life style for those families looking for peace and tranquility with plenty of outdoor space to enjoy yet within just a few minutes of amenities.

Kitchen Diner

5.36m x 4.06m (17'7 x 13'4)

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Study

1.93m x 1.60m (6'4 x 5'3)

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Snug
4.57m x 3.68m (15'0 x 12'1)

Lounge
4.75m x 3.96m (15'7 x 13'0)

Bedroom 1
4.60m x 3.58m (15'1 x 11'9)

Bedroom 2
4.62m x 2.62m (15'2 x 8'7)

Bedroom 3
3.76m x 2.54m (12'4 x 8'4)

Bathroom
2.18m x 2.01m (7'2 x 6'7)

Nissen Hut
12.80m x 4.27m (42'0 x 14'0)

Shed 1
8.92m x 3.23m (29'3 x 10'7)

Shed 2
4.09m x 3.66m (13'5 x 12'0)

Shed 3
3.66m x 2.57m (12'0 x 8'5)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		
	(81-91) B		
	(69-80) C		
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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