

Tremodrett

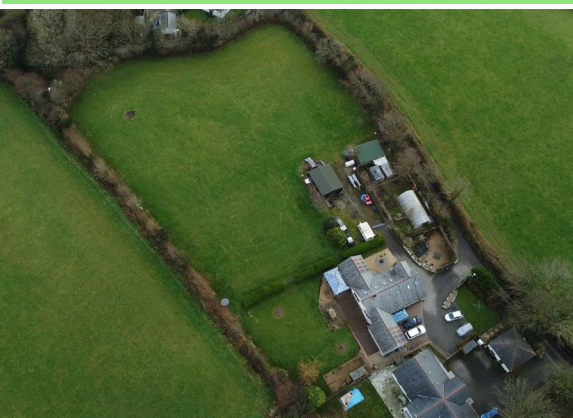
Roche

St. Austell

PL26 8LP

Asking Price £725,000

- STUNNING INDIVIDUAL HOUSE
  - SET IN TWO ACRES
  - BEAUTIFUL GARDENS
  - OUTBUILDINGS
- SEE MATERIAL INFORMATION SECTION IN PROPERTY DETAILS AND ONLINE
  - VAST RECEPTION ROOMS
  - RURAL LOCATION
  - MAIN BEDROOM ENSUITE
- IDEAL FOR MULTI-GENERATIONAL FAMILIES
  - CONSERVATORY



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - D

Floor Area - 2235.00 sq ft



## Summary

Welcome to this luxurious detached house located in countryside near to the village of Roche. This stunning property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five generously-sized bedrooms and three modern bathrooms, there is ample space for everyone to enjoy.

Built in the 1980s, this property exudes charm and character while offering all the modern conveniences you could desire. The 2,235 sq ft house is set on a sprawling two acre plot, providing plenty of privacy and tranquillity in this quiet rural location.

There is ample parking space available for seven plus vehicles, ensuring that you and your guests will never have to worry about finding a spot. Additionally, the outbuildings offer potential for various uses, whether it be for storage, a workshop, or even a home office.

### Property

This highly individual property is approached via electronic wrought iron gates leading into the large driveway providing ample parking and leading to the front and rear of this home set in almost two acres of level gardens and lawns and with various outbuildings.

Built around the 1980's is this wonderful home that has been extended over the years to provide a stunning family home, or a home that would be ideal for multi generational family with the possibility of an annex subject to any necessary approvals and benefitting from owned solar paneling. Accommodation briefly comprises, entrance hall, 35' living room, conservatory, dining room, kitchen, two ancillary rooms, ideal for possible annexe, three ground floor double bedrooms and family bathroom.

On the first floor are two further bedrooms, one being a huge main bedroom with an en suite and far reaching views.

Outside, there is a large drive with access to the steel framed workshop, barn/stable and the paddock area.

To the side there is a vegetable plot with glass houses and polytunnel.

### Location

This is a lovely quiet rural area, on the fringes of the hamlet of Tremodrett and a few miles from the villages of Roche and Bugle, both with branch line stations, local shopping facilities and local primary schools. The major towns of St Austell and Bodmin are all within a short drive away with an extensive range of shops, schools, colleges, local businesses, supermarkets and main line railway stations. The A30 Dual carriage way is also about ten minutes away providing easy access West or East of Cornwall.

### Accommodation comprises

Dimensions are approximate.

### Covered Entrance

With curtesy light, side screen and double glazed door opening into:

### Reception Hall

Engineered wood flooring and under floor heating, staircase leading to first floor, deep cupboard, airing cupboard, skimmed ceilings, door to:

### Living Room

34'1" x 15'11" (10.41 x 4.86)

An impressive room with 'Woodwarm' multi fuel stove with slate mantle and slate display shelving and TV plinth to either side, two paneled radiators, wall lights, double glazed windows to front and side gardens inset spot lights, double glazed French doors to:

### Conservatory

18'8" x 14'3" (5.69m x 4.36m)

Tiled floor, double glazed windows to the garden on three sides, and glazed roof, power points, double glazed French doors to gardens and terrace area.

### Dining Room

8'9" x 8'10" (2.69m x 2.70m)

Window to rear elevation/rear conservatory, paneled radiator, stone archway to:

### Kitchen

12'7" x 11'10" (3.85m x 3.63m)

Well fitted kitchen with an extensive range of base units and matching wall units, built in double oven and extractor over, gas hob, built in wine cooler, polished granite work tops, island unit with polished granite work tops, space for dishwasher, one and half bowl sink unit with mixer tops, double glazed window the rear garden, tiled floor, part tiled walls.

### Rear Inner Hall

Tiled floor, door to rear conservatory and doors off to what could have the potential for a self contained annexe.

### Utility Room

7'8" x 6'3" (2.36m x 1.92m)

Tiled floor, range of base units plumbing for washing machine, space for tumble dryer, single drainer steel sink unit, window overlooking garden, paneled radiator.

### Seperate WC

3'7" x 2'4" (1.10m x 0.73m)

Low level WC, tiled floor and walls, window to rear.

### Hobbies Room

16'2" x 8'8" (4.93m x 2.66m)

Double paneled radiator, double glazed window to rear and side garden, door to:

### Further utility Room

15'11" x 7'6" (4.87m x 2.30m)

Paneled radiator, window to side garden window and door to rear parking area, wall lights and access to loft space.

### Rear Conservatory

12'1" x 8'3" (3.69m x 2.53m)

Tiled floor, glass ceiling, windows to two side overlooking rear parking space and half glazed door to outside.

### Main Bathroom

8'9" x 8'3" (2.69m x 2.54m)

Fully tiled walls and floor and essentially a 'wetroom' with shower screen, low level WC with concealed cistern, two heated towel rails, corner jacuzzi bath, wash basin with mixer taps, two windows to rear, inset spot lights.

### Bedroom One

11'11" x 11'3" (3.64m x 3.45m)

With built in wardrobes, paneled radiator, double glazed window to rear elevation.

### Bedroom Two

15'2" x 11'5" (4.64m x 3.48m)

Paneled radiator, range of built in bedroom furniture, built in wardrobe, double glazed window to front elevation.



### Bedroom Three

12'1" x 10'7" (3.70m x 3.23m)  
Double glazed window to front elevation, paneled radiator.

### Landing

Walk in cupboard, doors leading to:

### Bedroom Four

16'0" x 14'7" (4.88m x 4.45m)  
Two skylights, double glazed window overlooking garden, built in double wardrobes, paneled radiator.

### Master Bedroom

22'4" x 20'2" (6.81m x 6.16m)  
A large bright room with views out across open open countryside and front garden, three skylights, two double paneled radiators, range of built in wardrobes, door to:

### Ensuite

9'3" x 7'1" (2.84m x 2.17m)  
Fully tiled walls and tiled floor, deep shower cubicle with waterfall showerhead, vanity unit with inset wash basin, with mixer taps, low level WC with concealed water cistern, heated towel rail, sky light.

### Outside

This property benefits from a superb plot set in approximately two acres of level and well enclosed boundaries. The property is approached via impressive entrance gates, into a large parking area and a bricked paved area leading to the front door, sun terrace with a small pond, sheltered area ideal for Alfresco dining, drive leading to a lower yard area. To the side is an enclosed vegetable plot with two glass houses (12' 8') and a selection of fruit trees including Pear, Plum, Apples, Fig and Cherry, 10m Polytunnel.

### Timber barn/Stable

21'10" x 16'2" (6.67m x 4.94m)  
Timber barn, double doors to the garden and pedestrian door to vegetable area.

### Steel Framed Workshop

25'7" x 18'11" (7.80m x 5.79m)  
With shutter doors, power and light, concrete floor, pedestrian door.

### Gardens and Land

The property is set in approximately two acres, of predominantly lawn area offering a high degree of privacy, but could be split into a paddock, with a variety of fruit trees and a established separating the large lawn area to the more formal gardens, flower borders, large brick paved terrace area, lawn area, pergola wild rambling roses, timber shed housing oil tank, water tap, path leading to the rear parking area.

### Services

Mains Water, Electricity, Water, Private drainage.  
Council Tax band 'D'







Tremodrett, Roche, St. Austell, PL26 8LP



### Material Information

Council tax annual charge: £1480.92 a year (£123.41 a month)

Property type: Bungalow

Property construction: Standard form

Number and types of room: 5 bedrooms, 3 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Central heating

Heating features: Underfloor heating, Double glazing, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

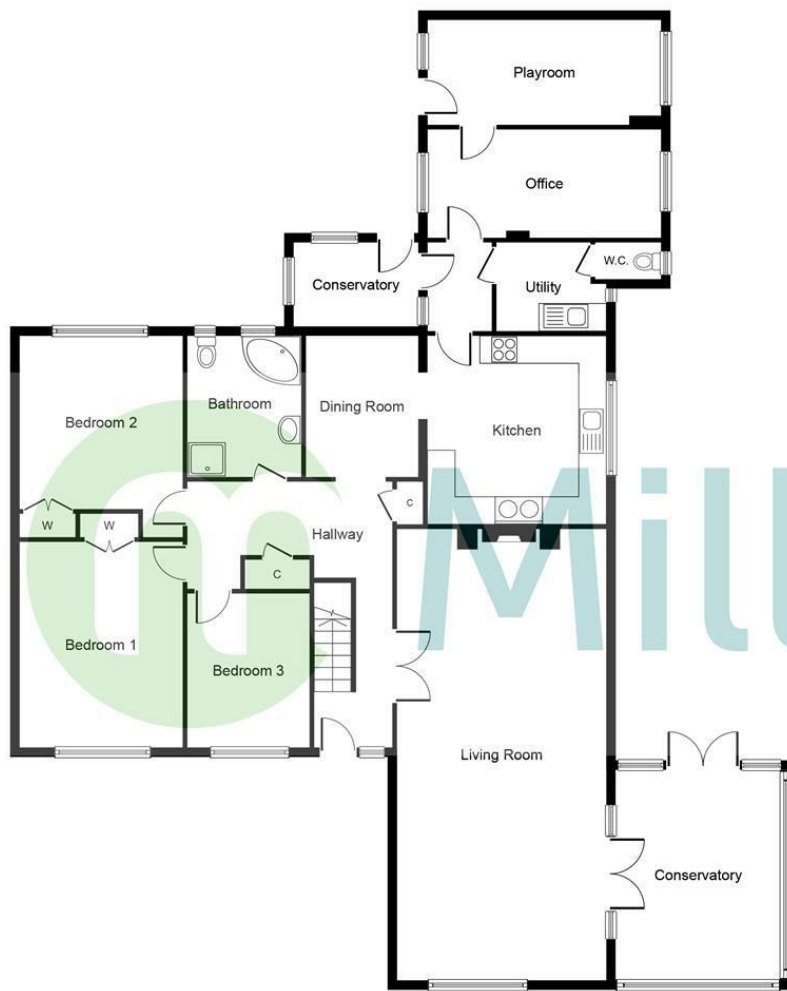
Coal mining area: No

Non-coal mining area: Yes

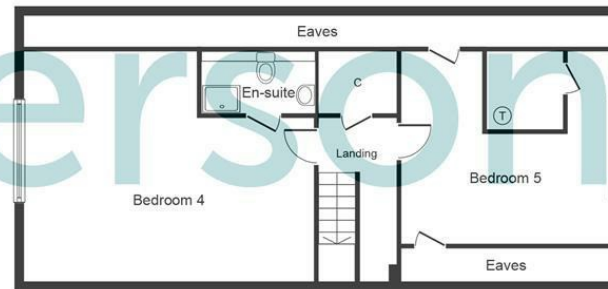
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





**Ground Floor**



**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR For Material Information



Scan me!

 **Millerson**  
millerson.com