



Roche Road

Bugle

St. Austell

PL26 8PP

Guide Price £495,000

- THREE GENEROUS BEDROOMS
- DETACHED TWO-STOREY BARN
- APPROXIMATELY TWO ACRE Paddock WITH STABLES
- GARAGE PLUS OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PERFECT FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- UNIQUE OPPORTUNITY
- CONNECTED TO ALL MAINS SERVICES
- GOOD LINKS TO THE A30
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1162.50 sq ft



3



2



1



D61

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring to the market this truly unique and versatile three-bedroom detached property, set in a peaceful yet accessible location. Perfect for those seeking the charm of rural living with the convenience of nearby amenities, this exceptional home also benefits from a detached two-storey barn, garage, stables, and a generous paddock offering endless potential for a wide range of uses.

The property is brimming with character and space throughout. Upon entering, you are welcomed by a bright and airy entrance hallway, providing access to a spacious lounge - perfect for relaxing or entertaining. The heart of the home is the well-appointed kitchen/diner, which offers ample space for family living and casual dining, complemented by a separate utility room and a cloakroom for added convenience.

Upstairs, the first floor continues to impress, featuring three generous bedrooms. A modern family bathroom completes the accommodation, creating a functional yet stylish space for everyday living.

Externally, the property is equally appealing. The enclosed rear garden is laid to lawn and bursting with mature trees, shrubs, and vibrant planting - creating a private and peaceful setting for outdoor living. From the garden, gated access leads directly into the approximately two-acre paddock, making this home an ideal prospect for equestrian buyers or those looking to pursue a smallholding lifestyle. The stables and direct road access further enhance the practicality and potential of this space.

In addition, the grounds boast two productive vegetable plots, a charming fruit garden, and two well-maintained greenhouses - perfect for those with a passion for gardening or seeking a degree of self-sufficiency. These features make the property particularly attractive to keen growers, or anyone interested in sustainable living.

A real standout feature is the detached two-storey barn, which presents an exciting opportunity for conversion into a separate dwelling, holiday let, or studio space, subject to the necessary planning consents. Whether you're looking for extended family accommodation, a business venture, or a creative workspace, this versatile building offers endless possibilities.

The property also benefits from a garage and ample parking for multiple vehicles, ensuring both functionality and convenience for modern living.

The home is connected to mains water, electricity, and drainage, with

heating provided via oil-fired radiators throughout.

Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

Bugle is a well-connected village offering a blend of rural charm and convenience. The village features essential amenities including a shop, pub, primary school, post office, and railway station with links to St Austell, Truro, and beyond. Just a short drive from St Austell and close to the A30, Bugle is ideally positioned for commuters and those exploring Cornwall. Surrounded by beautiful countryside and near attractions like the Eden Project and China Clay Trails, it's a fantastic base for outdoor enthusiasts. With a welcoming community and easy access to coast and countryside, Bugle is a popular choice for families, retirees, and those seeking a quieter lifestyle.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE PORCH

ENTRANCE HALLWAY

Smoke alarm. Coving. Double glazed window to the front aspect. Wooden front door with stained glass window. Radiator. Skirting. Carpeted flooring.

LOUNGE

22'11" x 13'3" (7.01m x 4.04m)

Coving. Double glazed windows to the front aspect of the front. Beautiful fireplace with wooden mantle and stone hearth completed by a fully functional burner. Two radiators. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

Recessed spotlights. Access into a loft area. Multiple double glazed windows. Consumer unit. A range of wall and base fitted storage cupboard and drawers enhanced by stone work top. Integrated NEFF oven, grill and four ring induction hob with an extractor hood over. Integrated fridge, freezer and dishwasher. Splash back tiling. Wash basin with a mixer tap. Radiator. Multiple plug sockets. Skirting. Vinyl and carpeted flooring. Doors leading into the lounge and out onto the garden.



UTILITY ROOM

7'7" x 7'4" (2.33m x 2.24m)

Skimmed ceiling. Coving. Double glazed window to the side aspect. Splash back tiling. Cubicle housing an electric shower. Oil fired boiler. Space for a washing machine and tumble dryer. Multiple plug sockets. Skirting. Tiled flooring. Doors leading into:

CLOAKROOM

5'0" x 4'3" (1.53m x 1.30m)

Skimmed ceiling. Extractor fan. Frosted double glazed window to the side aspect. Splash back tiling. Wash basin with a mixer tap and storage underneath. W.C. Skirting. Tiled flooring.

FIRST FLOOR LANDING

Coving. Access into the loft space. Double glazed window to the side aspect. Thermostat. Skirting. Carpeted flooring.

BEDROOM ONE

13'5" x 11'6" (4.11m x 3.52m)

Coving. Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'5" x 11'1" (3.50m x 3.39m)

Partially skimmed ceiling. Double glazed windows to the front aspect. Full-length, fully fitted wardrobes with recessed spotlights. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

7'9" x 7'6" (2.38m x 2.30m)

Skimmed ceiling. Coving. Two frosted double glazed windows to the side aspect. Built-in airing cupboard, housing the hot water cylinder. Ceramic splash-back tiling. Cubicle housing a mains fed water fall shower. Vanity wash with mixer tap and storage cupboards and drawers underneath. Heated towel rail. W.C. Vinyl flooring.





Roche Road, Bugle, St. Austell, PL26 8PP

BEDROOM THREE

9'4" x 6'4" (2.87m x 1.94m)

Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

GARDEN

The enclosed rear garden is a lush haven, beautifully laid to lawn and adorned with an abundance of mature trees, flourishing shrubs, and vibrant, colourful planting. This idyllic outdoor sanctuary offers a wonderful sense of privacy, perfect for peaceful relaxation or entertaining amidst nature's beauty.

PARKING

The property benefits from a garage and ample parking for multiple vehicles, ensuring both functionality and convenience for modern living.

EXTERNALLY

BARN

GROUND FLOOR

21'6" x 18'6" (6.56m x 5.66m)

Two double glazed windows to the side aspect. Consumer unit. Multiple plug sockets.

FIRST FLOOR

23'0" x 20'0" (7.03m x 6.12m)

Four double glazed windows. Multiple plug sockets. Door leading out to the courtyard.

GARAGE

16'1" x 8'11" (4.91m x 2.74m)

with power connected.

STORAGE SHED

13'4" x 9'2" (4.08m x 2.80m)

with power connected.





OUTSIDE UTILITY

8'0" x 4'7" (2.45m x 1.40m)

Double glazed window to the side. Sink basin. Space for a washing machine. W.C.

PADDOCK

From the garden, gated access leads directly into the substantial paddock, offering an excellent opportunity for equestrian buyers or those interested in establishing a smallholding. The presence of well-maintained stables and direct road access further enhances the functionality and versatility of this valuable outdoor space.

SERVICES

The home is connected to mains water, electricity, and drainage, with heating provided via oil-fired radiators throughout. It also falls under Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

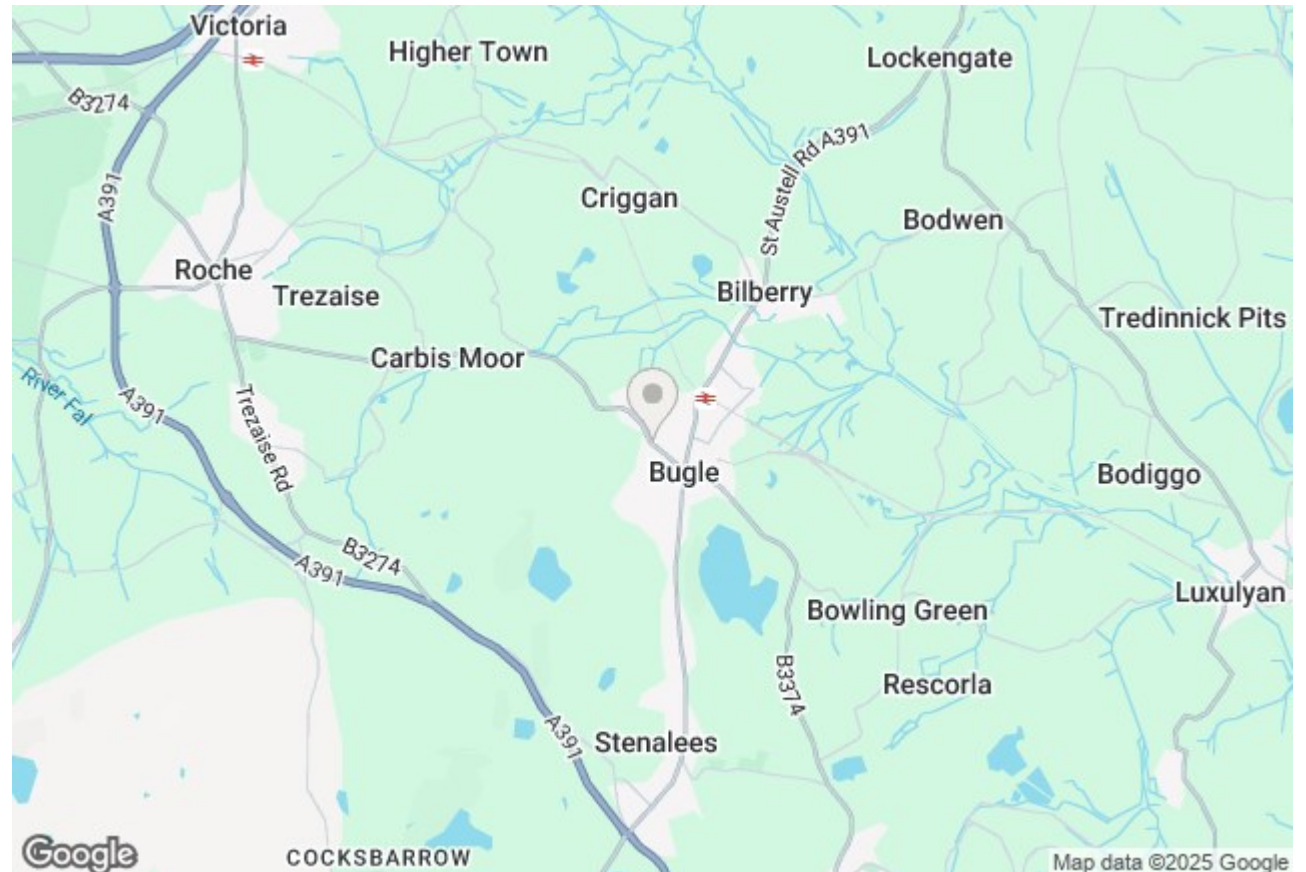
Mobile coverage: O2 - OK, Vodafone - OK, Three - Great, EE - Great

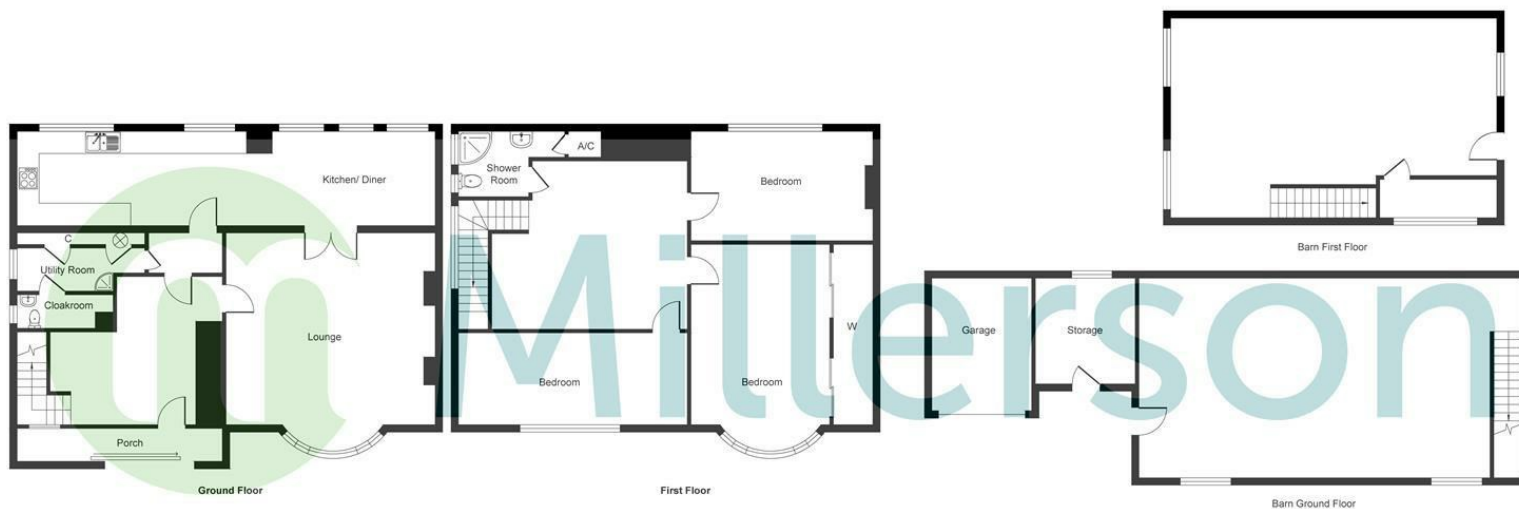
Parking: Garage, Off Street, On Street, Private, Gated, and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Neighbours have vehicle access along the track and into their garden.
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
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.





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 2025 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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
PL 25 4RR

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Scan QR For Material Information



Scan me!

 **Millerson**
millerson.com