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The Cottage



# The Cottage, Lower Trelank, Roche, St. Austell, Cornwall, PL26 8LR



Roche 1 mile A30(T) 2 miles St Austell 6 miles

## A wonderfully tucked away well-presented country cottage and small-holding

- Kitchen, Living & Dining Room
- Boot Room/Utility Room
- Bathroom & 2 Bedrooms
- Good Outbuilding
- Garden
- Fenced Chicken & Livestock Enclosure
- Level Field – Total about 3.16 Acres
- Delightful Ambiance
- Freehold
- Council Tax Band B

Guide Price £495,000

### SITUATION

The Cottage is situated within the small spread out rural hamlet of Lower Trelank, about a mile to the south-west of the local village of Roche.

Roche offers a range of everyday facilities and amenities including a village shop and stores, small supermarket, primary school, surgery, recreational sports club, fish and chips, Chinese take-away, hairdressers and so forth. The village is well located to access the A30(T) with a junction adjacent to Cornwall Services about a mile to the north-east.

The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 15 miles to the south-west and The Cottage is centrally located allowing good access to both north and south coasts.

### INTRODUCTION

The approach to The Cottage is over an attractive tree-lined stone lane, being a vehicular right of way, which leads to a delightful tucked away setting. Prospective purchasers will appreciate the atmosphere and ambience of The Cottage.

### THE COTTAGE

The residence is well-presented to the market and includes, on the ground floor, an open-plan Living and Dining Room (6 foot ceiling height) with light grey tiled floor and stone fireplace recess with inset wood-burner on slate hearth with off at the rear a Study with tiled floor and glazed door to the outside.

The Kitchen comprises a matching range of light Shaker style base and eye level kitchen units with solid worktops surfaces to splashback tiling, stainless steel sink with mixer tap, space for electric cooker with extractor hood over and space for dishwasher. The Kitchen is double aspect with a part glazed stable style door to outside.

Also on the ground floor is a Larder Cupboard and the Bathroom with P-shaped bath with rainshower and screen over, pedestal washbasin, wc and chrome wall mounted towel radiator.

Open tread stairs from the Living and Dining Room lead to the first floor where there is a small Landing and doors off to two Bedrooms, the larger of which includes a fitted range of full height bedroom furniture and storage cupboard.

### THE GARDEN

Immediately to the front of The Cottage is an attractive block and Cornish hedge garden with area of lawn and Camellia trees as well as a block Storage Shed and adjacent timber and Perspex Open Store with vine.

Beyond the garden on neighbouring land is a running stream adding to the property's overall ambience.

To the west and north of the cottage are further garden areas laid principally to lawn with various shrubs.

### THE OUTBUILDINGS

1. An old Nissen Hut.

2. A single storey detached block General Purpose Building with internal timber store and block Lean-to being a number of internal former pig pens (part restricted ceiling height).

### THE LAND

To the west is a level field with timber Store Building about 21' x 7'9 and mature boundaries with deciduous trees and within which are large scale good quality securely fenced enclosures for chickens or small scale livestock.

Further to the west is a level pasture field. In total the cottage extends to about 3.16 acres.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. 24 hours notice required please.

### DIRECTIONS (please do not use sat nav)

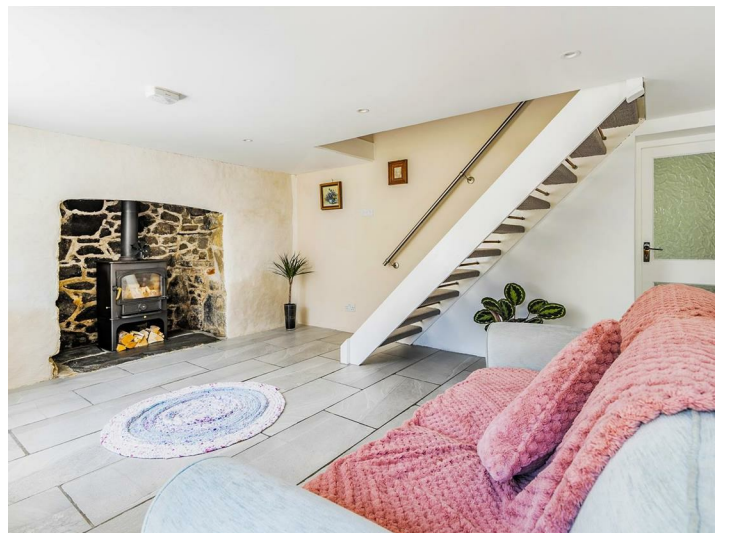
Please follow the directions listed below, as the usual direct route to The Cottage from Roche is interrupted by the current construction of the new link road St Austell to A30 Link Road - which runs about 250 yards to the east of Lower Trelank.

From the centre of Roche take Harmony Road signposted towards St Dennis and drive out of the village. At the roundabout go straight over, continuing towards St Dennis. Drive down the hill. Ignore the turning to the right towards Tregoss, ignore the next turning to the right and after about a further 500 yards, turn left towards Stenalees (ignore the road closed sign). Continue for about half a mile and where the road is physically closed, turn to the left into a country lane. Drive down the hill for about 200 yards and where the road divides, bear to the left taking the stone lane with a central grass area and signposted "public footpath". Drive down the lane and the cottage will be seen at the end on the left-hand side.

### SERVICES

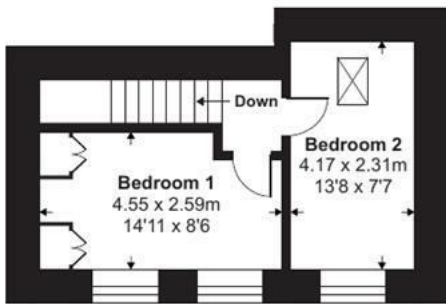
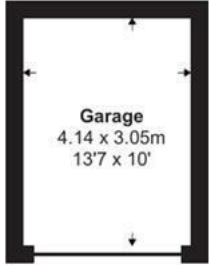
Mains electricity connected. Private shared borehole. Private drainage – sewerage treatment plant. Oil-fired central heating. Double-glazed. Broadband - Standard and Superfast available (Ofcom). Mobile coverage likely to be limited inside EE, O2 and Vodafone and available outside from EE, O2, Three and Vodafone (Ofcom).



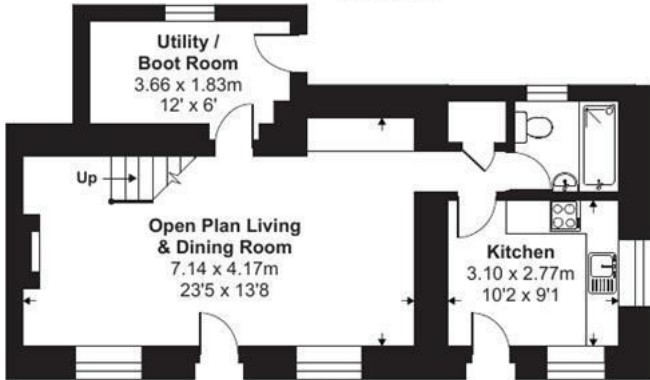




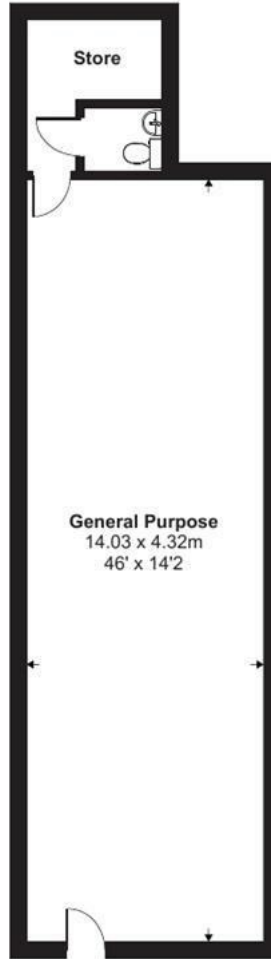
Approximate Area = 1125 sq ft / 104.5 sq m  
 Outbuilding(s) = 1318 sq ft / 122.4 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 2583 sq ft / 239.9 sq m  
 For identification only - Not to scale



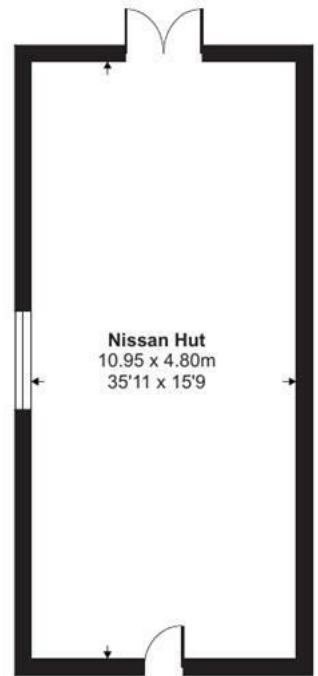
First Floor



Ground Floor



General Purpose Building



Nissan Hut



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1130764

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher rating costs		EU Directive 2002/91/EC	
England & Wales			

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