



PENTIVALE FARM COTTAGE

PENTONVALE

ROCHE, ST. AUSTELL,

PL26 8HR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



PENTIVALE FARM COTTAGE

ROCHE ST. AUSTELL
PL26 8HR

DETACHED COTTAGE FOR RENOVATION AND
REFURBISHMENT

Situated on the edge of the village in a semi rural location at
the end of a lane.

Now in need of complete renovation however offering huge
potential.

Porch, hall, sitting room, dining room, kitchen, utility,
bathrooms and two bedrooms.

Attached store, good sized gardens and double garage. Sold
with no chain and vacant possession.

EPC - G
Council tax - B

GUIDE PRICE £200,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

Pentivale Farm Cottage is a detached character property which is situated on the edge of the village in a semi rural location and at the end of an unmade lane. The cottage is now in a state of disrepair and therefore in need of complete renovation and refurbishment however it offers huge potential for redevelopment and enlargement subject to consents.

In all the accommodation comprises an entrance porch, hall, sitting room, dining room, kitchen, utility and bathroom to the ground floor with two bedrooms and an attic space to the first. Attached to the house is a useful store and the property has good sized gardens, a double garage and a small stone outbuilding.

The property is sold with no chain and vacant possession.

COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a single dwelling and any ancillary annex.
2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.
3. Not to use the Property for any trade or business save this shall not prevent the Property being used for letting purposes or use of a home office on the property.
4. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.
5. The seller will reserve the mineral rights under the property [surface mineral working excluded]



LOCATION

Roche, known in Cornish as 'Tregarrek', means homestead of the rock. The village takes its name from a granite outcrop east of the village and Roche is the Norman-French word for Rock. On top of Roche Rock is a ruined chapel (dedicated to St Michael) which is said to have been the abode of a leper or a monk. Roche has been a village of some prominence being

sited close to (but suitably away from) the industrialised china clay areas of Cornwall. Today it is a thriving community with a range of facilities for everyday needs including pub, church, shop/post office and primary school. The village is particularly convenient for access to the A30 and therefore easily accessible to all parts of the county.



Nearby are the towns of Bodmin and St Austell, as well as the Eden Project. The market town of St. Austell has an excellent range of everyday facilities and there is a main line railway link to London (Paddington). The south coast with Charlestown and Carlyon Bay are both to the south as well as the Eden Project.

In greater detail the accommodation comprises (all measurements are approximate):

PORCH

HALL

SITTING ROOM

3.95 x 3.02 (12'11" x 9'10")

DINING ROOM

3.94 x 2.34 (12'11" x 7'8")

KITCHEN

4.72 x 2.64 (15'5" x 8'7")

UTILITY

BATHROOM

2.65 x 1.36 (8'8" x 4'5")

FIRST FLOOR

BEDROOM ONE

4.03 x 3.15 (13'2" x 10'4")

BEDROOM TWO

4.05 x 2.46 (13'3" x 8'0")

ATTIC SPACE

7.16 x 1.96 (23'5" x 6'5")

OUTSIDE

STORE

3.81 x 2.17 (12'5" x 7'1")

DOUBLE GARAGE

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

SERVICES

Private drainage, mains water and electric.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

B

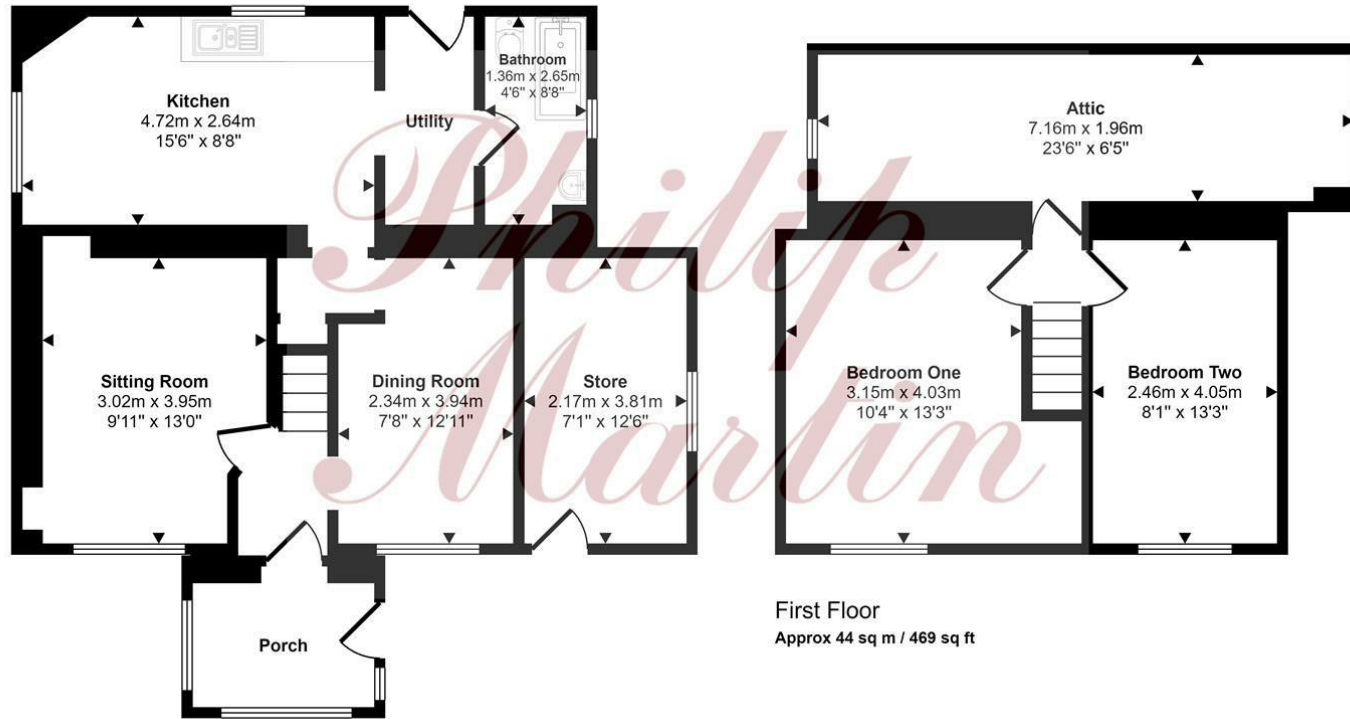
TENURE

FREEHOLD

DIRECTIONS

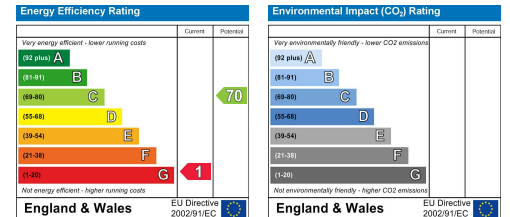
Leaving Roche on the B3274 and heading in a southerly direction towards St Austell take the first right hand turning into an unmade lane. Continue around to the right and continue to the end of the lane.

Approx Gross Internal Area
107 sq m / 1147 sq ft



Ground Floor
Approx 63 sq m / 679 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS · CHARTERED SURVEYORS · VALUERS & AUCTIONEERS