MAY WHETTER & GROSE

CARBIS COTTAGES , ROCHE, PL26 8LA
GUIDE PRICE £430,000



TUCKED AWAY IN A SECLUDED POSITION BUT CONVENIENTLY PLACED FOR EASY ACCESS TO THE A30, AND WITHIN EASY REACH OF THE NATURE RESERVE OF THE GOSS MOOR TRAIL, BETWEEN THE VILLAGES OF ROCHE AND BUGLE. SET WITHIN LARGE FORMAL GARDENS IS CARBIS COTTAGES. A DELIGHTFUL EXTENDED PERIOD FAMILY RESIDENCE OFFERING GREAT CHARM. INTERNALLY THERE IS A LARGE LOUNGE, KITCHEN, DINING ROOM, CONSERVATORY, UTILITY, FOUR BEDROOMS, ONE EN-SUITE AND FAMILY BATHROOM TO THE FIRST FLOOR. OUTSIDE OFFERS AMPLE PARKING BEHIND GATED DRIVEWAY, THREE GREENHOUSES, GARAGE AND ADDITIONAL BARN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION. SEE AGENTS NOTES.

*** EPC - E **





Location:



Carbis is a small hamlet located 0.9 miles (1.4 km) east of the village of Roche in the civil parish of Roche, and occupies undulating terrain characteristic of mid-Cornwall, with an elevation of approximately 151 metres (495 feet) above sea level, contributing to a landscape of rolling hills interspersed with small streams. This rural setting encompasses agricultural land and remnants of former industrial clay and mine working pits, which blend into the natural environment.

Directions:



From St Austell head out to the village of Roche and take the roundabout by the school which will be on your left hand side and Roche Rock on your right. Carry on for approximately half of a mile and the property will be set back via the lane access on the left hand side. The lane leads down to the gated parking area and formal gardens. To the front a brick paved wide pathway, leads to the front door.

Accommodation:
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Front door with attractive slate stone to both sides opens into welcoming hallway

Entrance Hallway:



Tile effect floor covering. Double glazed window to the front and side. Radiator.

Cloakroom WC:
12'6" x 16'8" (max) (3.83m x 5.10m (max))



Low level WC and corner hand basin with further obscure double glazed window opening to the side.

Kitchen:
7'3" x 4'3" (2.22m x 1.3m)



Part wood glazed panel internal door leads through into the

kitchen. Offering a dual aspect from a double glazed window to the front with window bench seat beneath. Further double glazed window and stable door to the rear enjoying an outlook over the gardens and open countryside beyond. Large focal point of granite stone fireplace. Free standing oil boiler system. The kitchen itself comprises of a range of oak fronted wall and base units complimented with tiled work surfaces with wood beaded surround and incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated Bosch oven and four ring belling hob set within the island with extractor hood over. Under unit space and plumbing for white good appliances. The kitchen is finished with hard wearing tiled flooring. Wall mounted radiator. Internal part wood glazed panel doors to both reception rooms. Obscure glazed door into utility.



Utility:
Double glazed window to side. Stainless steel sink and drainer. Under unit and freestanding space for white good appliances.

Lounge:
19'4" x 13'2" (5.89m x 4.01m)



(max due to irregular wall shape)
Slate stone steps lead down into this wonderful social area. Double glazed window to the front enjoying an outlook over formal gardens. Two radiators. Additional window to the rear with deep display sill. Large focal point of granite and stone built fireplace surround with raised multi fuel burner and wood lintel over.





Reception Room:
13'0" x 13'11" plus deep recess (3.98m x 4.26m plus deep recess)



Wood glazed panel door into the second reception room. Enjoying an outlook over the formal gardens to the front from two double glazed windows with window bench seat beneath. Radiator. Focal point of a brick and stone fireplace surround.



Conservatory:
11'9" x 9'10" (max) (3.60m x 3.02m (max))



Wood glazed panel door opening through into conservatory. Finished with a hard wearing tiled flooring. Two double doors open out onto the rear garden area enjoying an outlook over the formal gardens and countryside behind. Power and light.

Landing:
Carpeted staircase off the kitchen leads up to the landing. Large double glazed window. Doors to all four bedrooms, en-suite and family bathroom. Double doors into airing cupboard housing the water cylinder.

Bedroom One:
14'0" x 13'10" (4.29m x 4.23m)



Three double glazed windows enjoy a dual aspect view and offer a great deal of natural light, two to the front and one to the rear. Corner hand basin. Wall mounted radiator.

Family Bathroom:
10'1" x 5'3" (3.08m x 1.62m)



Obscure double glazed window to front. Low level WC, hand wash basin set into a vanity storge unit with mirror cabinet above and panelled bath with electric shower. Large heated towel rail. Tiled wall surround with decorative border.

Bedroom Two:
11'5" x 10'5" (max) (3.49m x 3.20m (max))
Double glazed window enjoying an outlook to the front. Hand basin set into a vanity storage unit with cabinet above.

Bedroom Three:
11'6" x 9'2" (max) (3.51m x 2.80m (max))



Double glazed window enjoying an outlook to the front. Wall mounted radiator.

Bedroom Four:
14'3" x 9'1" plus deep recess (4.36m x 2.79m plus deep recess)



Two double glazed windows to the front. Wall mounted radiator.



Bedroom Four En-suite:
5'6" x 9'8" (max) (1.68m x 2.96m (max))



Double glazed window. Comprising low level WC, hand basin set into a white gloss vanity storage unit with cabinet above and shower cubicle. Shaver socket to the side. Radiator. Finished with fully tiled wall surround and decorative border.

Outside:



The front is accessed by a shared lane with access to farming fields leading to the properties entrance accessed by two five bar farmhouse gates. To the right is a brick paved and paved area. The front widens onto a hard standing area with parking for numerous vehicles. To the left is a single garage, and the wonderful workshop and store.







To the side of the garage a meandering pathway and steps lead onto a large kitchen garden area. The garden continues to sweep around the property, with a further expanse of open lawn surrounded by deep planted borders. Above is a seating area with a nature pond enjoying the outlook. The garden carries on down to the side of the property where there is a further storage shed. Behind is a further area of lawn to the side of the conservatory. Discreetly hidden oil tank.

Garage:
7'11" x 18'0" (2.42m x 5.50m)



Up and over door. Power and light. Two single glazed windows. Door to rear.

Former Barn:
14'5" x 12'11" (4.40m x 3.94m)





Wood glazed panel door. Window to front. Former garage with inspection pit offering power, light and water. Currently split into two rooms, with an additional outbuilding storage behind.

Work Shop:
8'6" x 14'11" (2.60m x 4.56m)
Door to the side. High level ceiling velux window.









Agents Notes:
Due to the period property that has been extended if you require a mortgage please check your lending criteria due to the historic type of construction.
The property has both Septic tank and Cess pit.
The access land to the property is owned by Lord Falmouth with full access rights across this.

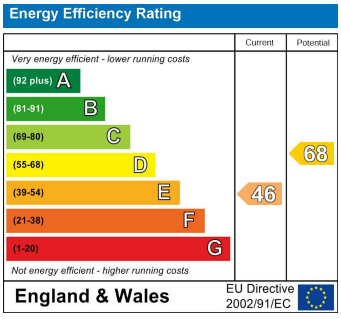
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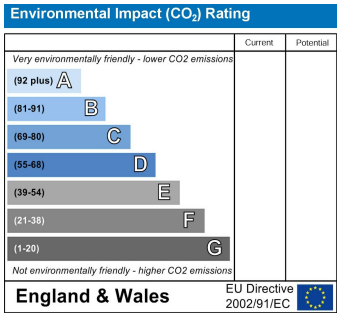
Floor Area:
The floor area measurement is taken from the EPC.

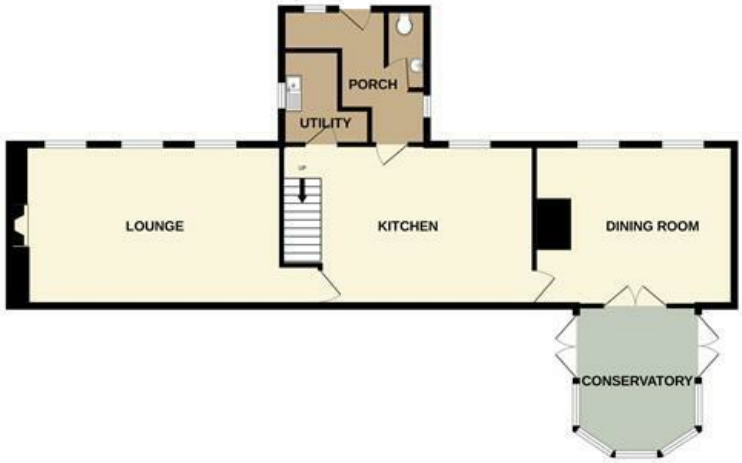
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk
What three words - streamers.adopting.rejected

Council Tax: D



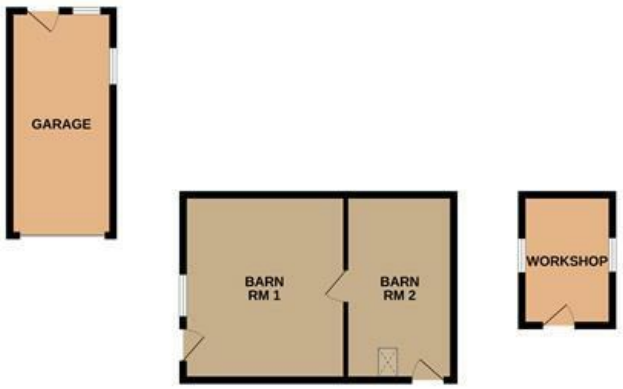




1ST FLOOR



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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