

Roche
St. Austell
PL26 8LA

Guide Price £260,000

- NO ONWARD CHAIN
- CASH BUYERS ONLY
- JUST OVER ONE AND A HALF ACRES OF LAND
- RENOVATION REQUIRED
- DOUBLE BEDROOMS
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- MULTIPLE OUTHOUSES AND SHEDS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 731.90 sq ft



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F26

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this exceptional opportunity to acquire a two-bedroom detached bungalow, occupying an impressive plot in a peaceful and highly sought-after rural setting.

Requiring complete renovation throughout, the property offers an exciting blank canvas for those looking to create a bespoke family home, an idyllic countryside retreat, or a rewarding investment and development project.

Occupying generous grounds, the property enjoys extensive gardens and surrounding land, providing exceptional scope for landscaping, creating a smallholding, establishing equestrian facilities (subject to the necessary consents), or simply embracing the privacy and tranquillity afforded by such a substantial plot. The expansive outdoor space presents endless opportunities for those seeking a rural lifestyle with room to grow.

Further enhancing the property's appeal are a range of useful outbuildings, offering excellent storage, workshop facilities, or potential for a variety of alternative uses, subject to any necessary planning permissions or building regulations.

The bungalow itself provides excellent scope to be reconfigured, modernised, extended, or even substantially redeveloped (subject to the relevant planning permissions), allowing the next owner to maximise both the accommodation and the value of this exceptional site. The generous plot also offers the flexibility to create beautifully landscaped gardens, outdoor entertaining spaces, additional ancillary buildings, or further enhancements to suit individual requirements.

Whether you are a developer, investor, or a purchaser seeking a rewarding renovation project with outstanding long-term potential, this is a unique opportunity to transform an already impressive property into a truly remarkable home in an enviable rural location.

LOCATION

Situated in the peaceful hamlet of Carbis Wharf near Roche, this property enjoys a convenient central Cornwall location with excellent access to the A30. Roche offers a range of everyday amenities, while the nearby town of St Austell provides supermarkets, schools, leisure facilities and a mainline railway station. The Eden Project, both the north and south Cornish coasts, and many of Cornwall's popular attractions are all within easy reach, making this an ideal location for enjoying the best of the county.

THE ACCOMMODATION COMPRISES

(Please see all measurements on the floorplan)

ENTRANCE HALLWAY

Skimmed ceiling, loft access, smoke sensor, skirting, exposed flooring.

LIVING ROOM

Panelled ceiling. Windows to front and rear aspect, panel heater, fireplace, Exposed flooring.

KITCHEN

Panelled ceiling, Window to the side aspect, A range of wall and base fitted units with roll top work surfaces. Sink with drainer. Space and plumbing for free standing fridge freezer, washing machine and cooker. Stable door. Exposed flooring.

BATHROOM

Window to the side aspect. Panel heater. Bath. W/C. Wash basin. Splashback tiling.

BEDROOM ONE

Skimmed ceiling. Two windows to the side aspect. Plug sockets. Panel heater. Exposed flooring.

BEDROOM TWO

Skimmed ceiling. Windows to the side aspect. Plug sockets. Exposed flooring.

OUTSIDE

The property benefits from an exceptional plot. The expansive grounds (just over an acre) provide an impressive amount of outdoor space, offering endless potential for landscaping, recreation, gardening, or creating a superb outdoor setting to complement the property.

The grounds are further enhanced by a number of outbuildings, providing a wealth of additional space suitable for storage, workshops, hobby areas or a variety of other uses, subject to any necessary consents. The generous plot size presents an increasingly rare opportunity for purchasers seeking substantial outside space with the flexibility to adapt and enhance it to suit their own lifestyle and requirements.

PARKING

The property benefits from ample off-road parking, providing convenient and practical space for multiple vehicles.

SERVICES

The property is connected to mains water, electricity and private drainage, and falls under Council Tax Band C.



AGENTS NOTES

Please note none of the services within the property have not been tested by Millerson Estate Agents.

A mining report has been conducted and we will be happy to supply this to solicitors once an offer has been accepted.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: F

The building

Detached bungalow, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Private drainage - septic tank

Mains surface water drainage

Heating: None

Heating features: Night storage and wood burner

Broadband: ADSL copper wire

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway, Gated, Off Street, Private, and Rear

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL67285):

- The owner does not own the mines or minerals (such as oil, stone, or china clay) found deep under the





Roche, St. Austell

ground, as these were kept by a previous owner.

- The owner is responsible for the upkeep and maintenance of the underground water channels, known as leats, that pass through the land.
- The owner cannot claim money for any damage caused by the ground sinking (subsidence) if that damage was caused by mining work that took place before 18 October 1976.

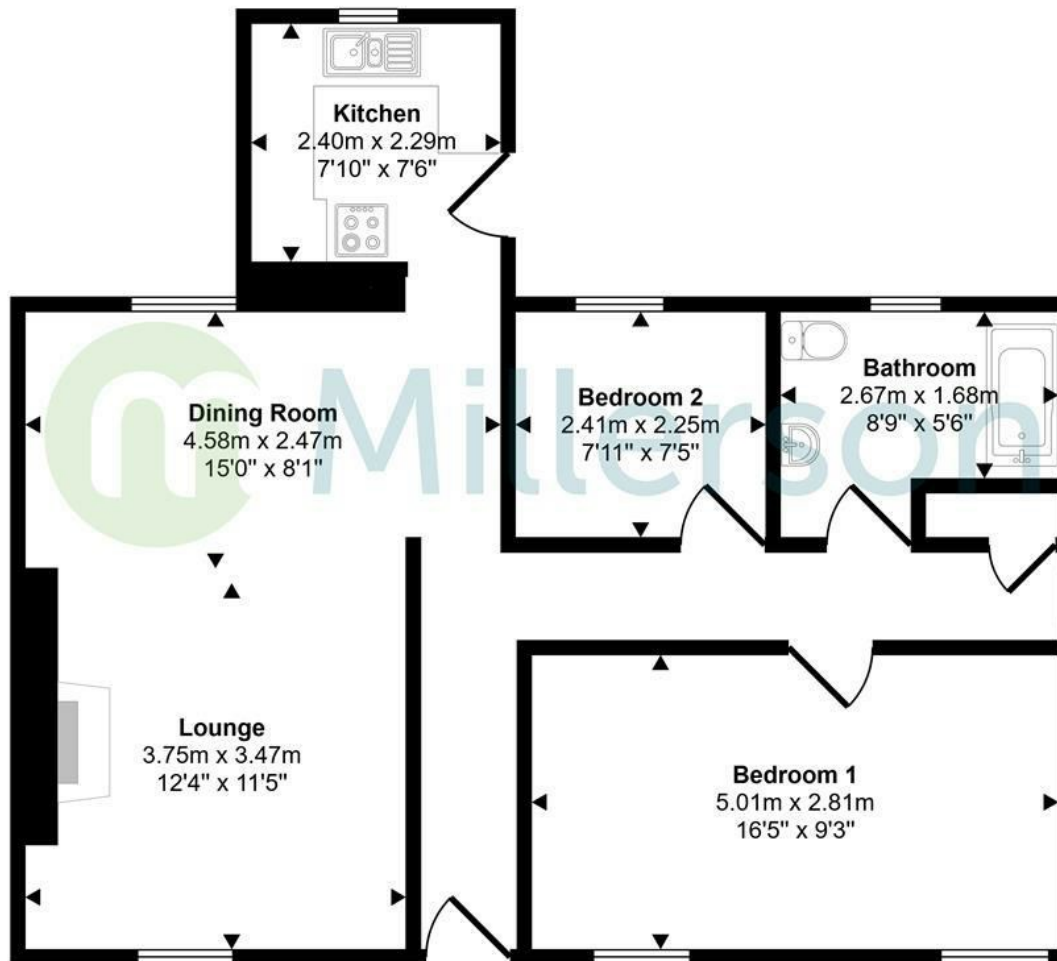
Non-coal mining area: yes

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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.



Approx Gross Internal Area
68 sq m / 732 sq ft



Floorplan

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.

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

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Cornwall

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T: 01726 72289

www.millerson.com

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me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		26	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	