



BRAMBLE COTTAGE,  
ROCHE  
PL26 8NQ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# BRAMBLE COTTAGE, ROCHE, PL26 8NQ

DETACHED COTTAGE & BARN WITH PLANNING  
PERMISSION SAT WITHIN 4 ACRES SOLD WITH NO  
CHAIN

This is a fantastic opportunity to purchase a small holding  
situated in the quiet hamlet of Belowda. The package is sat  
within approximately 4 acres and consists of a three bedroom  
detached cottage, a range of former farm buildings of varying  
styles and sizes which includes a Barn benefitting from planning  
permission.

Ideal for those looking for multi-generation living arrangements  
or a small holding. There is a plenty of parking, a static caravan,  
pleasant gardens, and a paddock.

Sold with no chain, viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - A.

GUIDE PRICE £495,000

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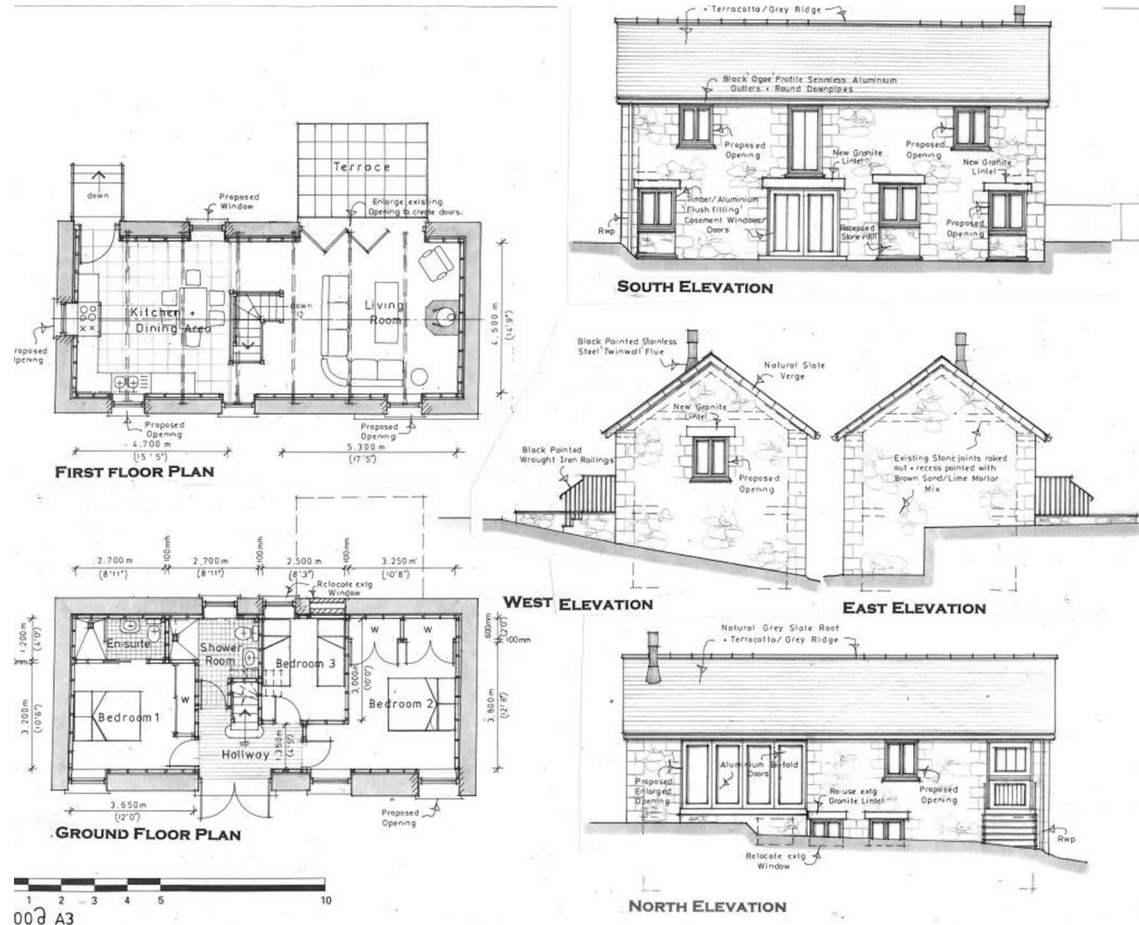
PHILIP MARTIN

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



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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

Bramble Cottage is a three bedroom detached cottage situated in a semi rural location in Belowda. Occupying a substantial plot, with plenty of privacy, the dwelling is conveniently located near Roche, Fraddon and the A30 for wider Cornwall. Although in need of modernisation, the property has tremendous potential and the entirety of the package is rare to come by. In all, the accommodation comprises; entrance hall, two reception rooms and kitchen to the ground floor with three bedrooms and a shower room to the first floor. There are gardens to both front and rear including an orchard, as well as a driveway providing parking, a garage and an stone outbuilding. At the rear, there are a range of outbuildings including a large two storey barn which has planning permission to create a secondary dwelling. There is also a 3.5 acre field making this an ideal set up for a small holding or multi-generational living arrangements.

## LOCATION

The small hamlet of Belowda lies almost halfway between Truro and Bodmin and is within a short distance of the A30 trunk road for quick commuting throughout the county. The hamlet has no facilities, the closest being at Victoria (approximately two miles) and the village of Roche (two and a half miles). The north and south Cornish coasts are within easy driving distance and Newquay airport is also close by.

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

### GROUND FLOOR

#### ENTRANCE HALLWAY

#### DINING ROOM

3.63m x 3.18m (11'10" x 10'5")

#### SITTING ROOM

4.73m x 3.54m (15'6" x 11'7")

#### KITCHEN

3.95m x 2.43m (12'11" x 7'11")

#### FIRST FLOOR

#### LANDING

#### BEDROOM

4.98m x 2.95m (16'4" x 9'8")

#### BEDROOM

2.69m x 2.35m (8'9" x 7'8")

#### BEDROOM

2.96m x 2.43m (9'8" x 7'11")







#### SHOWER ROOM

2.58m x 2.09m (8'5" x 6'10")

#### OUTSIDE

There is a lane providing access into Bramble Cottage whereby there is ample parking and a detached single garage. The package in total equates to approximately 4 acres including gardens and a paddock. There are a range of stone outbuildings which were former farm structures that provide useful storage spaces.

#### BARN

A two storey barn that has planning consent to create a sustainable three bedroom barn conversion with further details available from the sole agents.

#### STATIC CARAVAN

A Static Caravan that will remain in situ, giving purchasers the ability to live on site whilst carrying out the conversion to the Barn.

#### LAND

A gently sloping paddock with mature hedged boundaries and double gated access from top of the garden which equates to approx 3.5 acres in total.

#### SERVICES

Mains electric. Private water (will require upgrading). Private drainage.

#### N.B

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

#### COUNCIL TAX

A.

#### TENURE

Freehold.

#### DIRECTIONS

From Truro proceed in a northerly direction on the A39 joining the A30 at Carland Cross. Turn right signposted to Bodmin and after approximately twelve miles take the exit signposted to Victoria. Follow the road towards Roche (do not proceed into Roche) on to the A391 and then at the roundabout take the third exit before turning right at the first junction and proceed across the bridge (over the A30). Turn left signposted to Belowda and follow the road into the hamlet and Bramble Cottage is located on the right hand side.

#### VIEWING

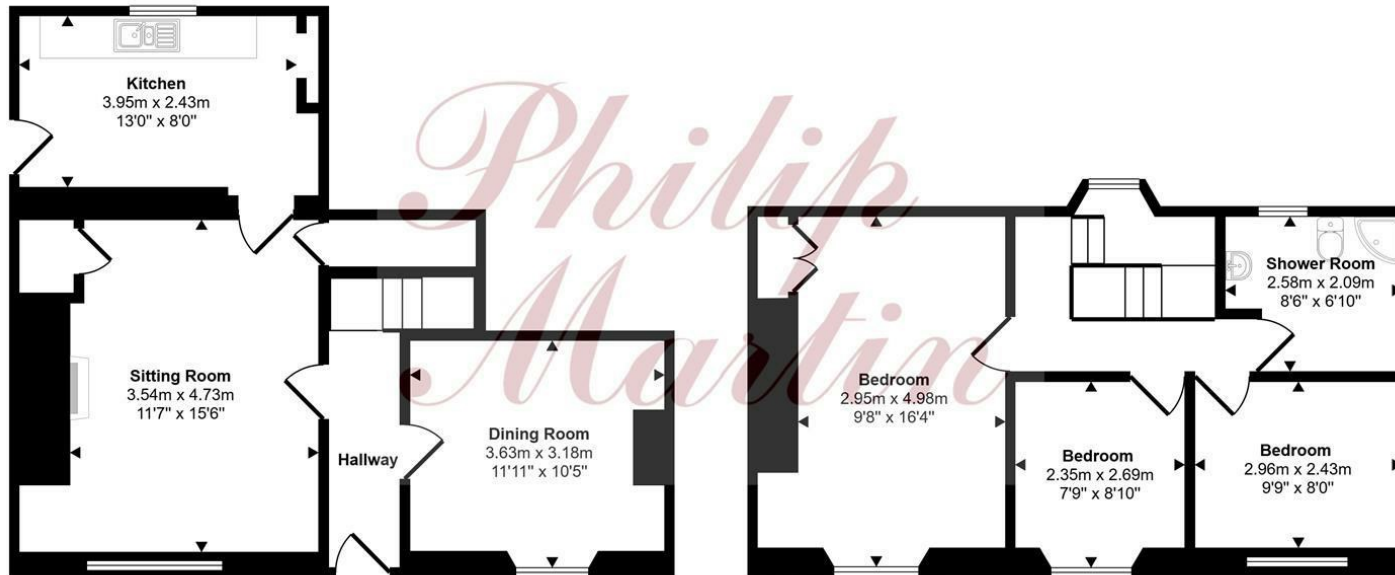
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### 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.



Approx Gross Internal Area  
99 sq m / 1068 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft

First Floor  
Approx 46 sq m / 496 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









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