



MAY WHETTER & GROSE

2 ROCHE ROAD, STENALEES, PL26 8SY
GUIDE PRICE £350,000



**** SELF CONTAINED ANNEXE AND FAMILY HOME **** LOCATED A SHORT DISTANCE FROM THE COUNTRYSIDE AND CLAY TRAILS, WITHIN EASY REACH OF THE A391, A30 AND CENTRAL TO BOTH THE NORTH AND SOUTH COASTS, IS THIS IMPRESSIVE AND RENOVATED SPACIOUS FAMILY RESIDENCE WHICH HAS RETAINED MANY OF ITS CHARACTER FEATURES. THE PROPERTY ALSO BENEFITS FROM A SELF CONTAINED ANNEXE WHICH HAS ITS OWN GARDEN AND PARKING, IDEAL FOR A DEPENDANT RELATIVE OR ADDITIONAL INCOME. BEAUTIFULLY KEPT ENCLOSED GARDEN AREA WITH AMPLE PARKING FOR NUMEROUS VEHICLES TOGETHER WITH OUTBUILDINGS AND WONDERFUL AL FRESCO DINING AREA AND BAR TOGETHER WITH OUTDOOR WC. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH STANDARD OF WORKMANSHIP THROUGHOUT AND THE CONVENIENT POSITION.

EPC - E

SEE AGENTS NOTES



Location

St Austell town centre is situated approximately 3 miles away. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions



From St Austell head onto the A390 distributor road towards Roche. At the Stenalees roundabout turn right signposted Stenalees and Bugle. Follow the road along for approximately 300 yards, take the left hand turn follow the road up to the top and turn left down onto Roche Road. Head down to the bottom and the property is located on the left hand side towards the end of the now cul de sac.

Accommodation

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

Annexe



This impeccably presented and well thought out annexe has its own access and also has a lockable linked door into the main residence. From its own private entrance there is an obscure part double glazed panel door opening through into entrance hall, finished with wood effect part tiled flooring. Modern electric heater. Light oak stripped wood doors leading into the bedroom and storage cupboard and one into main living area.



From the internal lockable door opens through into the impressive living area.

Open Living Area

14'2" x 15'11" - max (4.34 x 4.86 - max)



Tiled wood flooring within the kitchen area and light modern warm coloured carpeted flooring. Traditional electric heater with central focal point of free standing fire place styled surround, high level TV above. Double glazed sliding doors with pull back vertical blinds open out onto the enclosed garden area. The kitchen itself comprises a range of wall and base units thoughtfully designed maximising the use of the space with stone effect square edged worksurface with attractive tiled splashback. The worksurface incorporates a coloured sink and drainer with mixer tap. Insert space for electric oven with extractor above. Free standing space for fridge and freezer.

Storage Cupboard

With low level fuse box and shelving above. A useful space.

Bedroom

10'2" x 11'1" - max (3.10 x 3.40 - max)

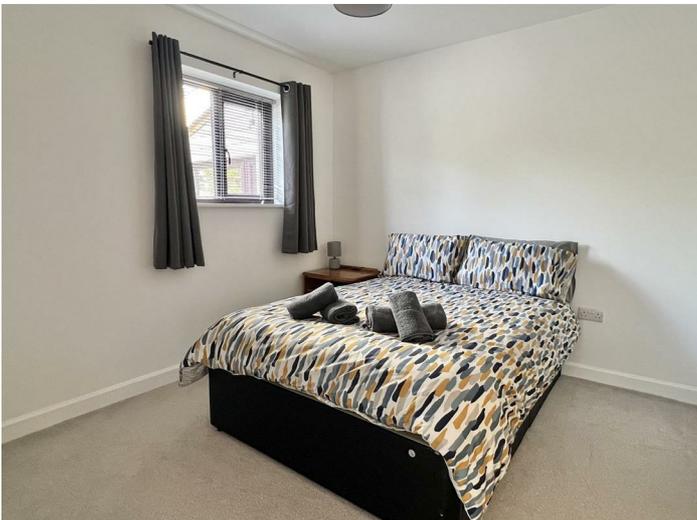


A generous size double bedroom with useful recess ideal for wardrobe space. Door into en-suite. High level double glazed window with fitted blind and deep display sill which has an outlook over the allocated parking area.



Outside to the rear there is a parking area and from the sliding doors lead out onto a beautifully enclosed garden area with side gate access.

Finished with granite and slate stone paving with attractive raised beds enclosed by fencing.



En-Suite

7'5" x 5'5" - max (2.28 x 1.66 - max)



Beautifully appointed en-suite. Comprises a part tiled wall surround complimented with wood effect tiled flooring. Hand basin and low level WC set into a white gloss vanity unit with mirror and shelving above. Sliding door into one and half size shower cubicle with integrated shower system, rain effect shower head and separate attachment. Ceiling mounted extractor and lighting.

Main Residence



From the garden a path and terrace lead to the front veranda terrace with a covered front entrance leading through into sun lounge/porch. Character features can be seen immediately with granite stone walls and beautiful tiled flooring. From here enjoys an outlook over the garden area from two large double glazed windows with further lighting provided by Velux windows above. Open door arch leads through into an outdoor pet shower room. There is a low level door into the coal bunker which is located outside.



Part obscure double glazed stable door opens through into the family reception room.

Pet Shower Room Area

19'5" x 5'8" - max (5.92 x 1.74 - max)



With part tiled wall surround, integrated wall shower system. Lockable door through into the annexe. Both power and light.

Family Reception Room

16'7" x 13'0" - max plus recess (5.07 x 3.97 - max plus recess)



Formerly two rooms, incorporates a wonderful social living space with exposed beams, part stone walls and parquet wood flooring. Carpeted stair case with low level LED lighting to the first floor. Focal point of this impressive room is the multi fuel burner set into the chimney recess with open log store and storage cupboards to the side. Attractive and modern but in keeping with the period radiator and window bench seat. Recessed spotlighting.



Door into under stairs cupboard and the inner hallway, tiled with access through to the kitchen, utility and WC and into the main lounge.

Main Lounge

16'8" x 10'8" (5.09 x 3.26)



Formerly two rooms, now creating one living space with double glazed windows to the front and rear, both with deep display sills and one with modern radiator beneath. Another focal point of stone built fireplace surround with raised hearth incorporating log burner. Former open chimney breast with inset display shelving and raised hearth. The character continues through with exposed beams and recessed lighting. Open arch through into the kitchen.



Kitchen
7'11" x 12'5" - max (2.42 x 3.80 - max)



Comprising a range of light oak effect wall and base units with pull out larder cupboard. Roll top laminated wood effect work surface with attractive tiled splashback. Under unit space for further appliances. The work surface incorporates a coloured sink and drainer with mixer tap. Double glazed window with fitted blind and door opening to the rear. Higher vaulted styled ceiling with Velux window plus high level display shelving. Further useful preparation recess with modern radiator to the side.



Door through into cloakroom/WC and utility.



Cloakroom WC and Utility
7'6" x 7'4" - max into recess (2.31 x 2.25 - max into recess)



Comprising bevelled edge white gloss tiled wall surround with decorative inserts. Low level WC with high level pull chain cistern, large hand basin with heated towel rail to the side. Louvre door into storage cupboards with further useful shelving and raised deep recess with space and plumbing for white good appliances. Velux window and recessed spotlighting.

Carpeted stair case with the low level recessed lighting leads up to the landing with double glazed window with fitted blind and deep display sill. Doors to all three bedrooms and one into the bathroom.

Principal Bedroom
16'8" x 8'11" plus recess (5.10 x 2.73 plus recess)



Finished with a warm coloured painted wall surround with part exposed stone wall. Double glazed window with deep display sill and radiator beneath enjoying an outlook down over the garden.

Family Bathroom
6'6" x 4'10" - max (1.99 x 1.48 - max)



Beautifully appointed family bathroom incorporates an exposed stone wall with further tiled wall surround.

Complimented with strip wood effect tiled flooring. Modern suite of low level WC and hand basin with waterfall mixer tap with recessed storage to both sides and lighting above. The bath has a rain effect shower head and separate attachment over with waterfall mixer tap beneath.

Bedroom

9'10" x 8'5" - max (3.01 x 2.59 - max)



Located to the front enjoying a similar outlook from a double glazed window with deep display sill and radiator below. A wonderful addition here is a three piece pull down wooden ladder with handrail which leads up into the loft area.

Bedroom

7'2" x 7'11" (2.20 x 2.43)



Similarly decorated and with an outlook down over the garden. Double glazed window with deep display sill and radiator beneath.

Loft Area

7'3" x 20'0" - max (2.21 x 6.12 - max)



Please note that the loft area has reduced headroom, however a great space. Two Velux windows and additional large door into storage. Ideal relaxation, TV or gaming area.

Outside



This impressive property also has wonderful outside areas. From the terrace there are pathways bordered by an expanse of well kept level lawn all enclosed by stripped wood fence panelling. Storage shed with outside power and light. Pedestrian gateway giving access to the large parking area also enclosed by fence panelling and gate with additional outbuildings.

Outside Area

13'6" x 15'1" - max (4.13 x 4.62 - max)



A fabulous further selling point of this home is the outdoor dining and entertaining area. With attractive tiled flooring, in built oven with Belfast sink and tap to the side. A lovely area for outside dining and entertaining with swing doors into the bar.



Bar and WC

11'9" x 12'5" - approx (3.60 x 3.79 - approx)



The bar has power, light and recessed lighting. Tiled flooring and door into WC.

W.C. comprising low level WC and high level hand basin.

Purpose Built Shed

11'8" x 5'7" (3.57 x 1.71)

A useful outside purpose built shed. With both power and light.

Storage

5'3" x 9'4" - approx at average point (1.61 x 2.87 - approx at average point)

Also please note reduced headroom.

Council Tax Band - B



Broadband and Mobile Coverage



Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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

Viewings

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

Agents Notes

There is a pedestrian gated access to Roche Road, the main residence also has access the front to its garden area.
There is a pedestrian Right of Way across the front and rear of the property to the neighbouring property.
Private drainage in the form of a Cesspit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		41	80

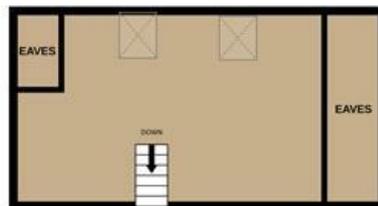
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR



ATTIC ROOM
LIMITED HEADROOM



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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