6 ST MICHAELS WAY, ROCHE, PL26 8FG
PRICES FROM £285,000



COMING SOON
AN IMPRESSIVE AND DECEPTIVELY SPACIOUS FAMILY RESIDENCE ON THE FRINGES OF THE SOUGHT AFTER VILLAGE OF ROCHE. BUILT BY A LOCAL REPUTABLE INDEPENDENT BUILDER. THOUGHTFULLY DESIGNED AND LAID OUT ENJOYING A WONDERFUL OUTLOOK TO THE REAR. OFFERING A PRIVATE REAR GARDEN AND PARKING. FULLY FITTED FLOORING. CORNISH QUARTZ STONE WORK SURFACES AND BUILT IN APPLIANCES. INTERNALLY OFFERS OPEN PLAN LOUNGE, KITCHEN/DINER PLUS UTILITY, CLOAKROOM WC, THREE BEDROOMS, AND FAMILY BATHROOM.

** SEE AGENTS NOTES AND DEVELOPERS FULL SPECIFICATION **

*** EPC - AWAITING ***





Location:



The properties form part of a small development of three homes at the entrance of the more established St Michaels Way.

Directions:
From Roche come past the Primary School on your left and the cricket club and recreational ground on your right. Take the next left into St Michaels Way the properties are just on the corner as you enter. The parking is located to the side and rear at the end of the terrace. For sale boards will be erected for convenience

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

Entrance Hall:



From the front a paved pathway with outside courtesy lighting leads to front door with frosted glazed side panel. Opening through into an impressive welcoming hallway with double power socket. Internal doors through into the main open plan living area, cloakroom WC and utility.

Cloakroom WC:
3'6" x 4'11" (1.07 x 1.52)



Comprising of low level WC and hand basin with white gloss vanity storage beneath. Finished with a patterned tiled effect floor covering.

Utility Storage:
4'0" x 2'5" (1.22 x 0.74)



Double doors open into useful utility/storage with integrated washing machine and cupboards with deep worksurface above and power socket. Frosted glazed window with display sill to the side. Recessed spotlights. Wall mounted extractor.

Open Plan Living Area:
25'0" x 8'4" widening to 15'6" - max (7.64 x 2.56 widening to 4.74 - max)







The kitchen is located to the front. Double glazed window with deep display sill and views of Roche Rock. Thoughtfully designed and laid out and finished to a high standard incorporating integrated fridge/freezer and dishwasher. Oven and hob set within a polished stone work surface with matching splashback. Stainless steel sink and drainer with mixer tap. Hidden extractor fan. The units incorporate deep pan drawers and doors with slow close units. The work surface is extended over to create a breakfast bar area. To the rear a set of double doors lead out onto a level enclosed garden with further double glazed window to the side. Recessed spotlighting. Door into understairs storage.



Staircase To Landing:



Carpeted staircase to the first floor landing with access to all rooms. Storage cupboard. Access to the loft.

Bedroom:
15'11" x 8'1" (4.86 x 2.47)



Double glazed window to the front enjoying views towards the recreational ground and cricket club. Radiator. Five double wall mounted sockets. High level TV point.

Bedroom:
11'2" x 8'1" (3.41 x 2.47)



Double glazed window to the rear with far reaching views. Ample double wall mounted sockets plus TV point.

Bedroom:
7'10" x 7'6" (2.39 x 2.30)



Double glazed window to the rear with far reaching views.

Family Bathroom:
8'11" x 4'11" (2.72 x 1.52)



Comprising low level WC, hand wash basin with white gloss storage cabinet beneath, bath with shower screen and integrated shower system over. Touch lighting surround vanity mirror. All finished with polished bevelled edge tiled splashback. Chrome heated towel rail. Finishing touches include tile effect floor covering, recessed spotlights and extractor.

Outside:



There is allocated parking area to the side and rear. From the living area doors open onto a paved patio with pathway to rear gate. Bordered by open lawn areas enclosed by fence panelling.

Build Specification:

• Designed to be very energy efficient with very low running costs.
• Mitsubishi Eco friendly Air source heat pump
• 210L Gledhill Unvented water cylinder
• Large P bath with Shower for comfortable showering
• Underfloor Heating on ground floor with Radiators on first floor
• Temperature control states
• 10 Year warranty on windows & doors with energy A rating.
• Parking for 2 cars, charcoal paving to rear and paths.
• Quality shower screens with shower head & hand shower
• Individual design bathroom and fittings by Kartell UK
• Detailed wall tiling
• Quality floor finishes
• Oak doors with brushed nickel Ironmongery
• High quality designer kitchens and worktops, optional stonework tops, upstands
• Hoover Appliances, fridge freezer, single oven,induction hob, 10-year warranty
• Hoover Integral washing machine & dishwasher
• Elica hidden Cooker hood and stainless-steel splash back
• No handles on wall units, push to open catches.
• Low energy Downlights on ground floor
• PIR lighting externally
• Designed cupboard spaces (on some house types).
• High quality premium Cormar carpets
• Timber fencing with turfed lawns.
• Large patio and garden area with car parking and street parking

Peaceful setting on a small and selected development with views over the countryside

Agents Notes:

There will be a management company set up for the 3 homes for the up keep of the parking areas and its surroundings

Other model styles available

Prices for each No 2 - £285,000 No 4 - £325,000 No 6 - £335,000 for more information contact MWG

Photos inside and fixtures shown are from a similar styled and finished home nearby to show the layout and high level of finish, built by the same developer at Kew Kernow.

Photos outside are for the property

Council Tax Band - TBC

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

Floor Area:

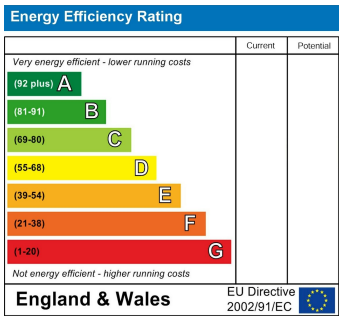
The floor area measurement is taken from the EPC.

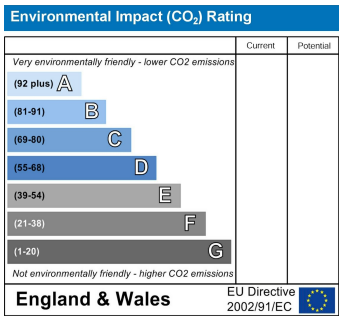
Services:

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





GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.