

G W E L - A N - P R A Z E

R O C H E

  
THE PROPERTY SHOP



Roche  
£435,000  
GUIDE PRICE

GWEL-AN-PRAZE





# FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Roche

EPC RATING

 E

- Detached Three Bedroom Bungalow
- Approx.  $\frac{3}{4}$  Acre Plot
- Beautiful Landscaped Gardens
- Spacious Kitchen/Dining Room

- Bright Living Room with Log Burner
- Garage & Ample Off-Road Parking
- Extensive Outbuildings & Storage
- Annexe Potential (STPP)









## Gwel-An-Praze

Situated within approximately 3/4 of an acre of beautifully maintained gardens and grounds, this charming three-bedroom detached bungalow offers a wonderful blend of countryside tranquillity, practical living and exciting potential. Enjoying a peaceful setting with far-reaching rural surroundings, the property benefits from ample parking, a private driveway with garage, a private water supply, and a wealth of useful outbuildings. The property is accessed via a no through road, creating a blissfully quiet landscape.

Upon entering, you are welcomed by a bright and airy entrance porch which leads into the heart of the home. The spacious living room is flooded with natural light thanks to its large windows overlooking the gardens, creating a warm and inviting space to relax. A feature log burner provides a cosy focal point, making this an ideal room to enjoy throughout the seasons. The open plan kitchen/dining room is equally light and spacious, offering an excellent layout for both everyday family life and entertaining, with pleasant views across the surrounding grounds.

The bungalow offers three well-proportioned bedrooms, with the third bedroom currently utilised as a home office, making it ideal for those working remotely or requiring flexible accommodation. A well-appointed family bathroom serves the property, while the neutral décor throughout creates a bright, welcoming feel ready for a purchaser to personalise.

Externally, the property truly comes into its own. The beautifully landscaped gardens have been lovingly maintained and feature an abundance of mature trees, colourful flower beds, manicured lawns and a charming lily pond, creating a peaceful haven to enjoy. In addition to the garage, there are four storage sheds, a dedicated log store, and a substantial detached outbuilding currently used for storage. Benefitting from both electricity and water, this versatile building offers excellent potential for conversion into an annexe, subject to any necessary consents. Combining generous outdoor space, extensive parking and versatile outbuildings with a delightful rural setting, this is a rare opportunity to acquire a wonderfully versatile home with exceptional lifestyle appeal.





## SLICE OF CORNWALL

**Schools:** Roche Community Primary School, Poltair School, Penrice Academy, St Marys Primary School, Bodmin College, Callywith College.

**Transport and Local Amenities:** Location: Roche is a popular village conveniently located around 6 miles north of St Austell and within 1½ miles of the A30, offering excellent transport links across Cornwall. The village benefits from a range of local amenities including shops, a school, doctor's surgery and a train station. Nearby attractions include Goss Moor, the Eden Project and The Lost Gardens of Heligan, while both the north and south coasts, including Fowey and Padstow, are within easy reach. Newquay Airport is approximately 8 miles away, providing flights across the UK and Europe.

**Services:**

Heating - Oil

Electric – Mains

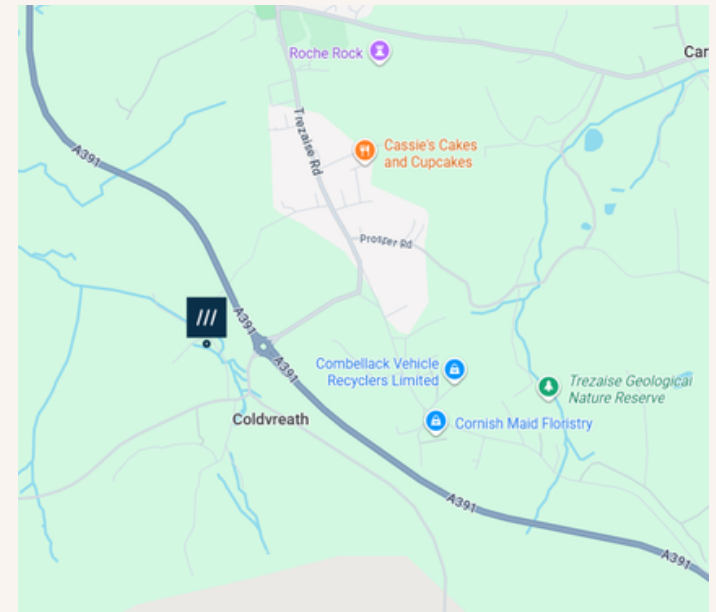
Water - Private water supply

Drainage – Private

Council Tax - C

Sat Nav: PL26 8LR

What3Words: ///cried.listen.leaflet



VIEW PROPERTY ONLINE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## TO FIND OUT MORE

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