



MAY WHETTER & GROSE

THE OLD HAYLOFT TREBILCOCK FARM, ROCHE, PL26 8LF

£450,000



A SUPERBLY RENOVATED FOUR BEDROOM SEMI-DETACHED BARN CONVERSION IN AN INTERESTING UNIQUE LOCATION. THE PROPERTY IS EXTREMELY WELL PRESENTED WITH SPACIOUS ACCOMMODATION SET OVER TWO MAIN LEVELS WITH A MIDDLE FLOOR BEDROOM AND MEZZANINE OFFICE. TO THE REAR IS A LOW MAINTENANCE GARDEN AREA. TO THE FRONT THERE IS PARKING FOR THREE/FOUR VEHICLE VEHICLES WITH AN ELECTRIC CHARGING POINT. THE PROPERTY IS PRIMARILY HEATED BY A SUBSTANTIAL MULTI-FUEL BURNER WITH ADDITIONAL ELECTRIC HEATERS AND OPTION TO CONNECT SOLAR PANELS CURRENTLY FITTED TO THE ROOF. AN EARLY VIEWING IS ADVISED TO APPRECIATE THIS PEACEFUL SETTING.

*** EPC - D ***



Location:

Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30, giving access towards the Cathedral City of Truro approximately 20 miles away. There are local shops, amenities, a school, sporting facilities, train station (Newquay to Par Branch line with connection to the mainline) and a Doctors Surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the vicinity on the Goss Moor trail and both the Eden Project and Lost Gardens of Heligan are only a short drive away. St Austell town centre offers shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. Centrally located between the north and south coast, the town of Fowey and Padstow are approximately 13 miles away both are well known for their restaurants and coastal walks. Newquay airport is located approximately 8 miles with destinations across the UK, mainland Europe and Ireland with Dublin providing seamless connections to New York and American destinations.

Directions:

From St Austell, proceed to Roche on the new A391 link road. Proceed to Victoria passing the Victoria Inn on your right. After this, turn right onto the B3274 (Victoria Road). Proceed along this road. Upon entering the village, signposted Roche with a 30 mph sign to either side of the road. You will notice a pair of semi detached houses on the left hand side of the road. Turn left here, just after the two semi's. Proceed to the end of this lane where the property is located in front of you.

Accommodation:

Slate steps with wrought balustrade leads up to the:

Reception Area:

26'6" x 10'2" (8.1m x 3.1m)



Bright and open reception area with space for large

dining table. Solid Oak flooring. Two large glazed windows. Two openings into open plan kitchen/living room. Stairs down to middle bedroom floor. Stairs up to glass fronted mezzanine office area. Above this area is a large loft space which is boarded.

**Open Plan Kitchen Living Room:**

41'7" x 14'5" (12.7m x 4.4m)



Solid Oak flooring. Exposed vaulted ceiling with attractive oak timbers. Wood burner. Double glazed doors to rear balcony with steps down to garden. Fitted kitchen area including large island. Various floor and wall mounted kitchen units. Electric range. Inset sink.



Bedroom One:

12'5" x 9'10" (max) (3.8m x 3m (max))



Large double glazed window with attractive wooden shutters to side. Exposed brick wall. Under stair storage cupboard. Inset ceiling lights. Range of fitted bedroom furniture.



Middle Floor:



Lower Floor:

Hallway with door to rear garden and further doors to:

Half landing with stairs to lower floor and door to:

Family Bathroom:

9'10" x 9'10" (3m x 3m)



A wonderfully fitted wet room/bathroom with attractive tiled floor. Corner spa bath. Rainfall shower. Low-level flush WC. Hand wash basin. Heated towel rail. Exposed stone wall. Corner cupboard with hot water cylinder.

Bedroom Two:

13'5" x 9'2" (4.1m x 2.8m)



Double glazed window with attractive wooden shutters to rear. Ceiling spotlights. Recess for storage. Clothes hanging. Range of fitted bedroom unit. Sliding door to:

Ensuite:

9'2" x 3'3" (2.8m x 1m)



Half aqua panelling and half tiling. Main shower unit. Sink unit. Low level WC. Double glazed window.

Bedroom Three:

12'5" max into recess x 10'2" (max) (3.8m max into recess x 3.1m (max))



Ceiling spotlights. Recess for home desk. Range of fitted bedroom units. Double glazed window to the rear with attractive wooden shutters. Sliding door to:

Ensuite:

6'10" x 3'3" (2.1 x 1)



Fitted with a wet room ensuite with half aqua panel walls. Electric Triton shower. Half tiled walls. Low level WC. Hand wash basin.

Bedroom Four:

10'5" x 10'2" (3.2m x 3.1m)



Inset ceiling spotlights. Range of fitted bedroom furniture. Double rear window with attractive wooden slatted shutters/.

Additional Room:

13'1" x 9'10" (4m x 3m)



A useful internal room (no window) offering a number of potential uses currently with tiled floor. Housing the washing machine and tumble dryer but suitable for storage, games room, home gym or spare rooms for visitors or other uses.

Outside:

Access down a private shared lane leads to the property. To the front of the barn are two parking spaces. To the rear is a pleasant enclosed level area of low maintenance garden laid mainly to stone chipped area and a concrete hardstanding area.



Council Tax Band - C

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:

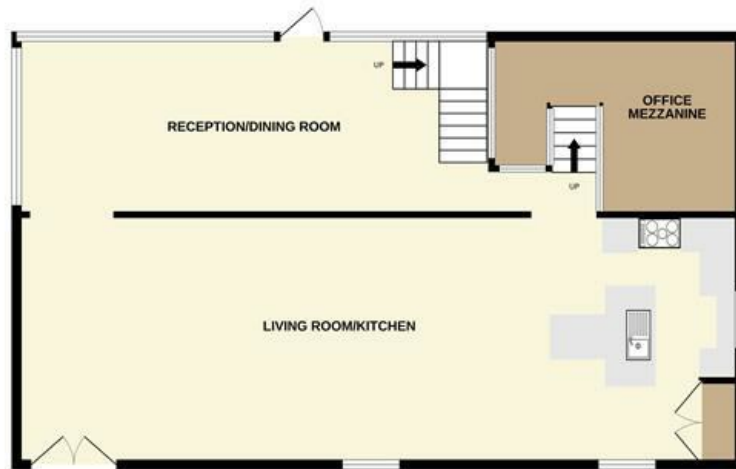
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Note

Please note that water and waste are via borehole and treatment plant between three properties with shared running costs.

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	

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	



MIDDLE LEVEL



LOWER 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.
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