



MAP estate agents
Putting your home on the map

Carbis Wharf, Roche, St. Austell

Roche St. Austell, Cornwall

St Austell 5.5 miles | Newquay 14 miles | Truro 17 miles |
Falmouth 32 miles | Plymouth 40 miles | Exeter 73 miles |
(Distances are approximate)

A wonderful and unique opportunity to purchase not just a property of local historical interest but a beautifully presented home located within this former China clay dry.

Open planned living space | Ground floor shower room |
Kitchen/diner | Three bedrooms | Bathroom | Parking

£295,000
Leasehold



Property Introduction

Having been sympathetically converted to accommodate seven individual dwellings, the properties retain much of their original charm, seamlessly fusing together contemporary living with many characteristic features. Being part of the former Great Wheal Prosper, you can immediately appreciate upon entering the property the care and attention to detail that has been thoughtfully considered when converting such a building.

It is important to preserve reminders of such a building's past where there are exposed beams with the property enjoying well proportioned rooms from the reverse style accommodation.

The kitchen is very well equipped with a variety of storage cupboards and perfect for enjoying those family meals whilst access from the landing leads to three good sized bedrooms with built-in wardrobes along with a family bathroom. A staircase descends and opens up to an impressive open planned living space which showcases the versatility and features as well as patio doors taking you out onto a pretty courtyard garden which abuts a natural stream, which in turn enables you to enjoy the long sunny days and alfresco dining. Located just off the living area is a modern shower room.

Outside to the front are ample allocated parking spaces for two vehicles whilst additional visitor parking has also been accommodated.

A hard standing space abutting the boundary has been specifically allocated for bicycle and bin storage, which will be constructed shortly.

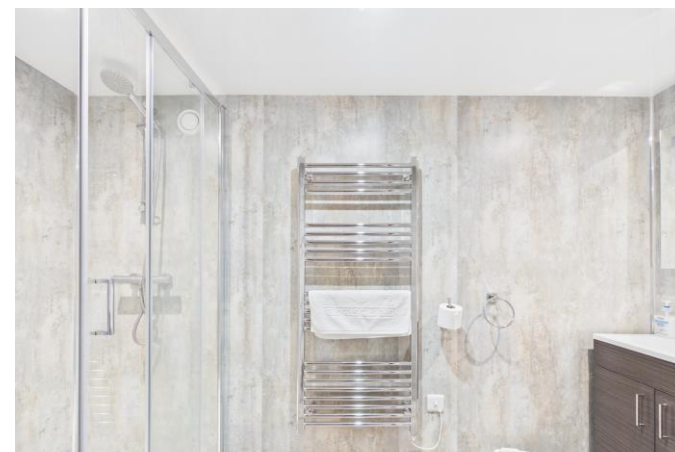
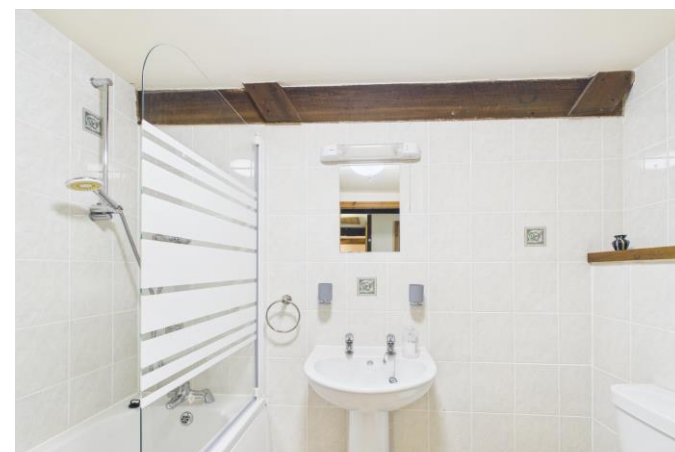
Immediately below all of the properties is a communal entrance which leads into an extensive storage space where all of the properties have been allocated a useful storage cage.

As well as a permanent home, we consider this to be an ideal opportunity for a holiday home!

Location

West Dry cottages are perfectly located within just a few minutes driving distance to the A30 trunk road, therefore enabling access to other parts of the county and beyond that much easier. Locally places of interest include The Eden Project situated just on the outskirts of St Austell. The historical port of Charlestown is a popular destination for locals and visitors to explore its iconic harbour and surroundings and has been utilised in many films and period dramas such as Poldark.

The rugged north coast, famed for its breathtaking rugged cliffs and surfing beaches, are easily accessible whilst the cathedral city of Truro lies approximately seventeen miles distant, being the main centre in Cornwall for shopping and is home to The Hall for Cornwall. For those who enjoy sailing, the sheltered south coast offers delightful sandy beaches and is perfect for watersports such as kayaking and paddleboarding.



ACCOMMODATION COMPRISES

Sealed unit double glazed entrance door opening to:-
KITCHEN/DINER 14' 10" x 11' 9" (4.52m x 3.58m)
maximum measurements

'Velux' window. Single stainless steel sink unit with mixer tap set into range of work surfaces over base storage cupboards with drawers. Recess for cooker and stainless steel extractor over. Space for automatic washing machine. Part tiled walls, tiled floor, panel electric wall mounted heater, beamed ceiling and storage cupboard with hot water tank. Pine door giving access to:

INNER LANDING

Loft access, beamed ceiling, panel electric wall mounted heater. Two kitchen windows providing natural light, half turn staircase descending to the ground floor level.

BEDROOM ONE 10' 10" x 10' 8" (3.30m x 3.25m)
maximum measurements

'Velux' window, electric panel wall mounted heater. Beamed ceiling, built-in wardrobe and pine door to hallway.

BEDROOM TWO 15' 4" x 10' 8" (4.67m x 3.25m)
maximum measurements, reduced head height to one side

'Velux' window, canopy style beamed ceiling, panel electric wall mounted heater and built-in wardrobe.

BEDROOM THREE 11' 8" x 11' 3" (3.55m x 3.43m)
plus door recess, reduced head height to one side

'Velux' window, canopy style beamed ceiling, panel electric wall mounted heater and built-in wardrobe.

BATHROOM

Panelled bath with shower over, wash hand basin and WC. Shaver point and extractor fan.

GROUND FLOOR LIVING SPACE

Double sealed unit double glazed doors giving access to outside. Feature mock fireplace making a delightful focal point with a slate tiled hearth, wood lintel and mantel over with matching raised shelving to side - one ideal for a television. Electric wall mounted heater. Oak veneer door giving access to:-

GROUND FLOOR SHOWER ROOM

Concealed cistern WC, wash hand basin with double storage cupboard under, shower cubicle, chrome heated towel rail and wall mirror with built-in light.

OUTSIDE

Accessed from the main living space, double doors lead to a paved and gravel patio area being ideal for enjoying those long sunny days and alfresco eating. The garden has the advantage of enjoying a natural stream providing a pleasant tranquil vibe. Residents will also have the advantage of communal parking where two dedicated spaces are allocated per property along with a useful bicycle and bin store. One of the advantages of this development is the useful storage space which has been allocated per property and is positioned immediately below on the ground floor level and accessed via a communal door. Each property has its own storage cage being ideal for surfboards and other outdoor equipment.

SERVICES

Mains drainage, mains water and mains electric.

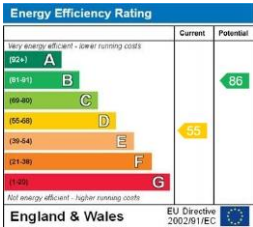
LEASEHOLD INFORMATION

A new lease 999 year lease is being drawn up

dated from 2026. Service and maintenance charges to be confirmed.

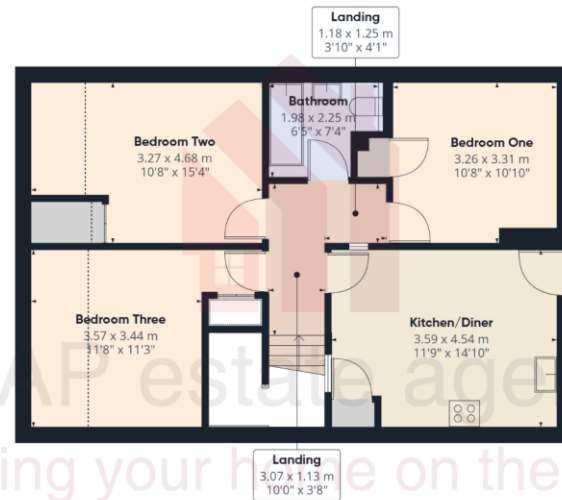
DIRECTIONS

Proceeding from Truro on the A30 towards Bodmin, take the turning for Roche. At the roundabout turn right following the signpost for Roche, turning left from the A391 into Victoria Road (B3274). Upon entering the village turn left at the mini-roundabout and when you reach the Rock Inn on the left take the next turning on the left hand side and continue for approximately three quarters of a mile where the West Dry development is situated on the right hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- clocking.outlooks.upward





Ground Floor



Floor 1

Approximate total area^m

101.9 m²
1096 ft²

Reduced headroom

7.7 m²
82 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MAP's

Top reasons to view this home

- A quality mid-terrace split level home
- Located within a bespoke, unique development
- Conversion from former China clay dry
- Contemporary open planned living space
- Three bedrooms with fitted wardrobes
- Family bathroom plus separate ground floor shower room
- Allocated parking spaces for two vehicles plus visitor parking
- Large allocated storage area
- Pretty courtyard garden abutting natural stream
- Offered for sale chain free

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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
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