



MAY WHETTER & GROSE

**1 KEW KERNOW, ROCHE, CORNWALL PL26 8FB**  
**GUIDE PRICE £275,000**



AVAILABLE NOW, SITUATED A SHORT DISTANCE FROM THE HEART OF THIS HISTORIC VILLAGE, IS THIS IMPRESSIVE THREE BEDROOM FAMILY RESIDENCE FINISHED TO A HIGH SPECIFICATION THROUGHOUT, THOUGHTFULLY DESIGNED AND LAID OUT AND WITH VIEWS OF ROCHE ROCK TO THE FRONT. BUILT BY A RESPECTED LOCAL DEVELOPER AND COMES WITH A 10 YEAR BUILD ZONE WARRANTY FOR PIECE OF MIND. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH STANDARD OF FINISH THROUGHOUT AND ITS POSITION CLOSE TO THE A30 AND BOTH NORTH AND SOUTH COASTS. EPC - AWAITED  
\*SEE AGENTS NOTES\*



## 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 15 miles away. There are local shops, amenities, a school, sporting facilities 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. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks.

## Directions



From St Austell head out to the village of Roche, from the distributor road, at the roundabout take the third exit sign posted Trezaise. Head up the hill taking the left hand turn onto Trezaise Road into the village. Follow the road along past the Cricket and Football Club on your right and Children's playpark, at the mini roundabout turn right and then past Roche Primary School on your left hand side, Roche Rock will appear on the right hand side. Just past the School turn left into the residential development sign posted St Michaels Way follow the road along for approximately 400 yards the development of Kew Kernow will appear in the far right hand corner. Boards will be erected for convenience.

## Accommodation

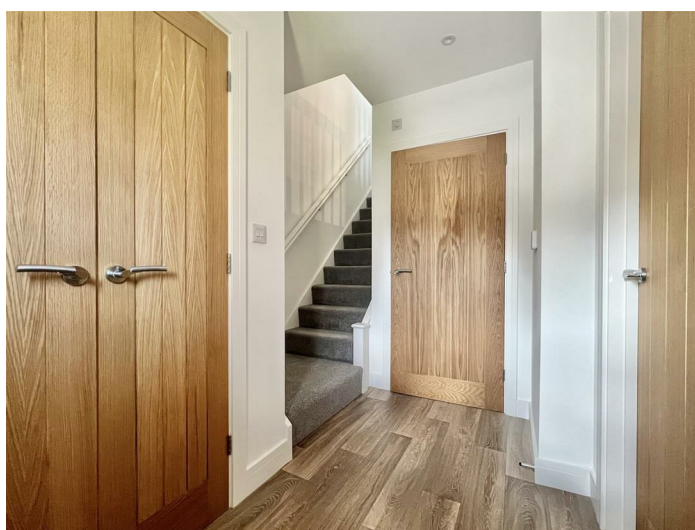
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



Tarmac driveway to the side offering ample parking, to the front wide welcoming paved steps bordered by front lawn garden lead down to a tiled covered canopy with outside courtesy lighting. There is also a side path with outside tap and latched gate leading to the rear.



## Entrance Hallway



Attractive front door opens into a warm and welcoming hallway finished with strip wood effect floor covering which continues through into the main kitchen area, utility and WC with carpeted stair case and hand rail to the first floor. Double doors open into useful utility/storage.

## 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 together with frosted glazed window with display sill to the side. Recessed spotlights and wall mounted extractor.

### Cloakroom/WC

3'6" x 4'11" (1.07 x 1.52)



Door through into cloakroom/WC. Comprising low level WC and hand basin with mixer tap and bevelled edge gloss tiled splashback. Recess spotlights.

### Open Plan Kitchen/Dining/ Lounge

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 with double glazed window with deep display sill and views of Roche Rock, thoughtfully designed and laid out finished to a high standard incorporating integrated fridge/freezer, dish washer, oven and hob, set within a sparkled 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 and door into under stairs storage. Three double wall mounted power sockets plus TV point.



Carpeted stair case with hand rail turns to the first floor landing with access through to the loft. Doors into all three bedrooms and bathroom.



### Bedroom

8'4" x 11'0" - max (2.55 x 3.36 - max)



### Bedroom

8'0" x 6'9" (2.45 x 2.06)



Double glazed window with deep display sill and radiator beneath enjoying far reaching views over countryside and the county.

Thoughtfully designed and laid out, five double wall mounted power sockets together with high level TV point. Enjoying a similar outlook from a large double glazed window with deep display sill and radiator beneath.

### Family Bathroom

8'11" x 4'11" (2.72 x 1.52)



Beautifully finished throughout with low level WC, bath with shower screen and integrated shower system over. Hand basin with white gloss floating storage cabinet beneath. All finished with polished bevelled edge tiled splashback. Above the basin with touch lighting surround vanity mirror. Chrome heated towel rail. Finishing touches are tile effect floor covering, recessed spotlights and extractor.



## Bedroom

8'2" x 11'1" (2.51 x 3.38)



Principal bedroom located to the front also enjoying some countryside glimpses and views of Roche Rock from two double glazed windows, one with radiator beneath. Also benefitting from high level double wall mounted socket and TV point. Four further double wall mounted sockets. Door into en-suite

glazed shower doors into cubicle with integrated shower system with rain effect shower head and separate attachment with polished bevelled edge tile surround which continues at half wall level behind the basin and WC. Above the basin vanity mirror with touch lighting surround. High level obscure double glazed window and chrome towel rail to the side.

## Outside



There is ample tarmac driveway off road parking to the side. The rear garden is enclosed by fence panelling to both sides and Cornish Hedgerow, providing a good deal of privacy. Laid to lawn with patio.



## En-Suite

3'11" x 6'2" - max (1.21 x 1.90 - max)



Similarly finished to the main bathroom to a high standard with curved

## Council Tax Band - TBC

## 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

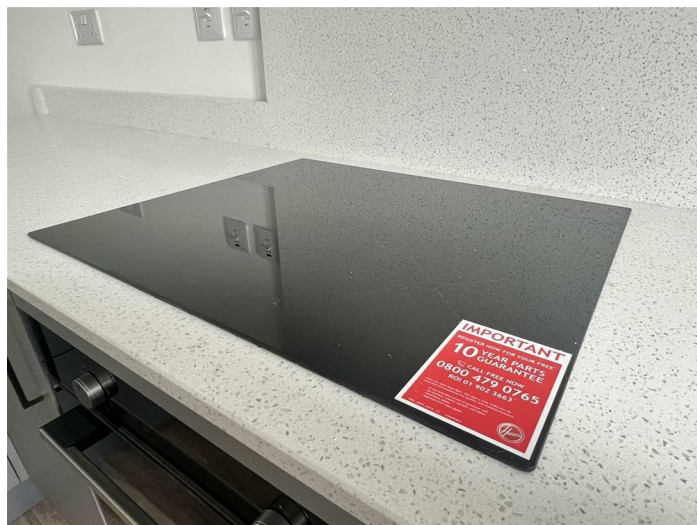
Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

## Agents Notes

There is a management company for the development. An annual contribution of approximately £100 per property will be payable, this will be in respect of maintenance of estate road and up keep of any communal areas.

Electric Connection Point for Car Charger

## Developer Specification List





J J Jones & Sons (St Austell) Ltd are very proud to offer these 10 high quality homes on a select development in Roche. Each home has been designed and specified to the highest standard and built by one of Cornwall longest established building contractors and developers who has a reputation for quality and workmanship and being one of the very best since 1910.

- 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 Integrated Appliances, fridge freezer, single oven, induction hob, washing machine and dishwasher 10-year warranty
  - 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
- Oak Porch with stainless steel feet





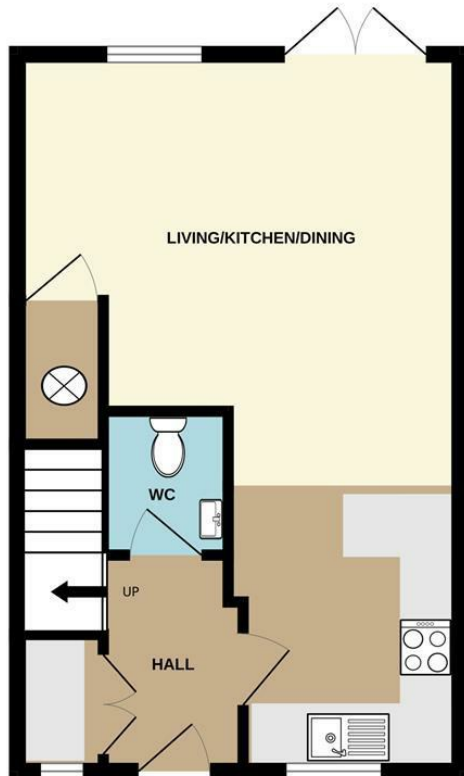
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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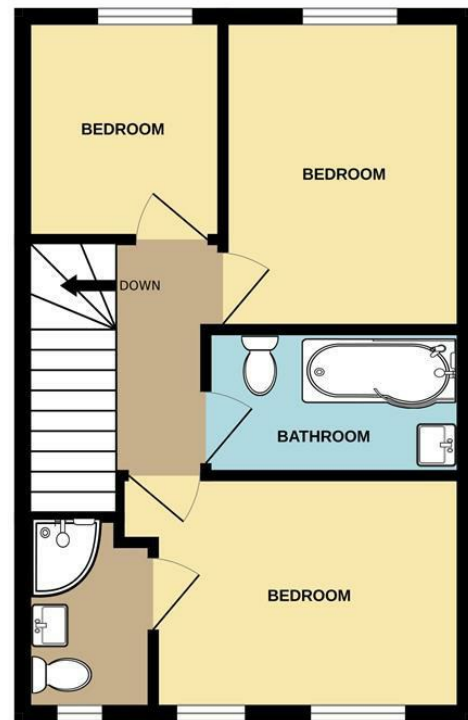




GROUND FLOOR



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.  
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