



MAY WHETTER & GROSE

LITTLE BRYNN FARMHOUSE , ROCHE, PL26 8NL

GUIDE PRICE £450,000



A STUNNING REMOTE PRIVATE DETACHED DWELLING WITH BREATHTAKING ELEVATED VIEWS OVER OPEN COUNTRYSIDE. THE PROPERTY BENEFITS FROM FOUR DOUBLE BEDROOMS, TWO WITH ENSUITE FACILITIES, GARAGE, OFF-ROAD PARKING, CENTRAL HEATING THROUGHOUT AND IS IMMACULATLY PRESENTED. AN EARLY VIEWING IS DEEMED TRULY ESSENTIAL TO FULLY APPRECIATE THIS IDYLIC LOCATION WITH NO NEAR NEIGHBOURS.

*** EPC - F ***



Directions:

From St Austell, proceed in the direction of Roche. Continue along the newly opened distributor road. Pass straight over the roundabout signposted Roche, Pass straight over the next roundabout, At the next roundabout, take the first exit. Proceed along this road (the old A30) and turn right onto the A3059 (before the iron bridge). Proceed along this road, going over the bridge and after approx. 500 yards turn right (sign posted Demelza 1 & 1/2 miles). Proceed along this road for approx. half a mile until you come to a right hand turn with triangular grass allowing two accesses. Turn down this lane and proceed to the very end of the no through road where the property can be located in a tucked away position. Those using Sat-Nav will find the postcode will lead you to the property.

Location:

A delightful remote and private setting yet set close to the A30, the main artery route through Cornwall offering fantastic travel links.

Accommodation:

Main front door with single glazed glass allows external access into entrance porch.

Porch:

3'10" x 3'8" (1.18m x 1.14m)

Wood frame single glazed units to the remainder of the front, right and left elevations. Tiled flooring. Door with multi obscure detailed glazed panels.

Inner Hall:

20'6" x 6'11" (6.25m x 2.12m)



Carpeted flooring. Carpeted stairs the first floor. Door through to kitchen diner. Door through to lounge with further door to rear lounge. Understairs storage. Additional door provides access to downstairs WC. Radiator. BT open reach telephone point.

WC:

4'2" x 2'7" (1.28m x 0.81m)

With low level WC and pedestal hand wash basin. Tiled flooring. Part wood clad walls. Fitted mirror.

Lounge:

20'8" x 14'0" (6.31m x 4.29m)



Dual aspect lounge with wood frame double glazed windows to front and rear elevations. Double glazed patio doors to rear elevation provide access to the rear garden offering breathtaking far reaching views. Carpeted flooring. Two radiators. Brick back fireplace housing multi fuel burner with decorative slate mantle and matching slate hearth. Television aerial point. Picture rail.



Kitchen/Diner:

20'4" x 14'0" (6.22m x 4.28m)



A triple aspect kitchen diner with wood frame double glazed windows. Matching wall and base kitchen units with square edged worktop surfaces. Part tiled walls. Tiled flooring. Space for range cooker with large fitted extractor hood above. Two radiators. Focal oil fired Rayburn within red brick chimney surround. Belfast sink with central mixer tap. To the centre of the room is a focal brick arch showcasing the character of this delightful property with exposed ceiling beams.

**Landing:**

15'1" x 6'11" (4.60m x 2.11m)



Wood frame double glazed window to rear elevation. Carpeted flooring. Doors to double bedrooms one, two, three, four and family bathroom. Radiator. Loft access hatch.

**Bedroom One:**

14'1" x 10'0" (4.31m x 3.07m)



Wood frame double glazed window to rear elevation. Door through to walk-in wardrobe. Carpeted flooring. Radiator.



Walk In Wardrobe:
9'11" x 5'8" (3.04m x 1.73m)

Bedroom Three:
14'2" x 10'0" (4.34m x 3.06m)



Double glazed window. Exposed wood flooring. Radiator. Door through to ensuite bathroom. Loft access hatch.

Wood frame double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Loft access hatch. Radiator. Cast iron focal feature fireplace.

En-suite Bathroom:



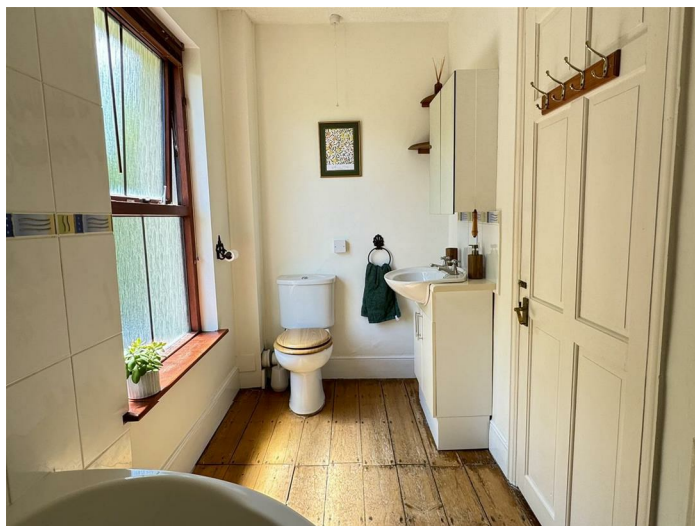
Wood frame double glazed window to side elevation with a delightful outlook over countryside to the side. Matching three-piece classic white bathroom suite, comprising low-level flush WC, pedestal hand wash basin, panel enclosed bath with central mixer tap and fitted shower attachment. Tiled flooring. Half wood clad walls. Heated towel rail. Fitted extractor fan.

Bedroom Four:
14'2" 10'0" (max) (4.33m 3.05m (max))



Irregular shape room. Wood frame double glazed window to front elevation. Carpet flooring. Radiator. Textured ceiling.

with built in seat, central tap and fitted adjustable shower attachment. Exposed floorboards. Radiator. Texture ceiling.



Bedroom Two:
14'1" x 10'0" (4.31m x 3.05m)



Bathroom:
11'4" x 4'11" (3.46m x 1.51m)



Wood frame double glazed window to front elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level WC with dual flush technology, ceramic hand wash basin set on vanity storage unit, curved corner bath

Wood frame double glazed window to front elevation. Carpeted flooring. Twin louvre doors open to provide access to a inbuilt storage. Textured ceiling. Radiator. Door to ensuite shower room.



En-suite Shower:

10'5" x 5'7" (3.19m x 1.71m)



Double glazed window to front elevation. Matching three piece white shower suite comprising classic style pedestal hand wash basin, low level flush WC and fitted shower enclosure with glass shower door. Tiled flooring. Heated towel rail. Fitted extractor fan. Electric plug-in shaver point.

Outside:

Located at the very end of a no through road and located on the left-hand side. Twin five bar gates open to provide access to the properties parking providing off-road parking for numerous vehicles. Integral garage.

Garage:

16'10" x 10'0" (5.15m x 3.05m)

Metal up and over door. Light and power.

The remainder of the front of the property is laid to lawn with evergreen established shrubbery providing clear segregation of the boundary. Immediately to the front of the property is a productive and well stocked planting area. Access to the rear garden can be made by the left or right hand side of the property.

Rear Garden:

Initially a slate covered overhang provides shielding from the elements. There is a delightful alfresco dining spot which then leads onto an elevated patio with summer house. The remainder of the garden is laid to lawn. The properties oil tank is located to the side of the summer house. Block built outbuilding set behind oil tank.

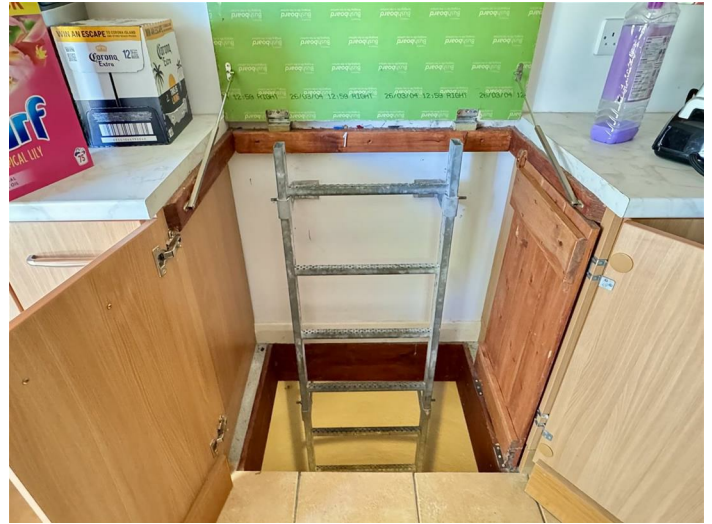
Summer House:

With light and power.





to a sunken cellar. Previous owners used this sunken cellar as a wine store and is currently utilised as additional storage.



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 Notes:

The vendors are in receipt of an historic visible inspection report for mining and ground stability. Please ask the agents for the conclusion detail.

Tregothnan Estate own the access lane to the property over which Little Brynn Farmhouse has a right of way.

We understand there is a covenant to say the perimeter must be fenced.

The property has a septic tank and is oil fired central heating.

We understand the surrounding land is owned by the Tregothnan Estate who can be approached if anyone is interested in renting additional land.

Utility:

9'7" x 7'10" (2.94m x 2.40m)



Wood frame window to rear elevation. Wood frame door with upper single glazing allows access. This area benefits from light and power and houses the Worcester oil fired central heating Boiler. Space for washing machine and tumble dryer. Matching wall and base kitchen units with roll top work surfaces. Stainless steel sink with matching draining board. Viewers will notice a break in the worktop to the left-hand side, this lifts with the two doors opening outwards to provide access

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			
		28	81
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	



1ST FLOOR



While 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 operation or efficiency can be given.
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