

GROUND FLOOR
1234 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.
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HORSESHOE CLOSE, ROCHE, ST AUSTELL, CORNWALLPL26 8FD

PRICE £375,000



CHAIN-FREE DETACHED BUNGALOW WITH GLORIOUS RURAL VIEWS TUCKED AWAY IN A PEACEFUL CUL-DE-SAC, THIS WELL-PRESENTED THREE-BEDROOM HOME OFFERS UNINTERRUPTED COUNTRYSIDE VIEWS FROM ITS GENEROUS REAR GARDEN. THE LAYOUT INCLUDES A WELCOMING LOUNGE, BRIGHT CONSERVATORY, STYLISH KITCHEN/DINER, UTILITY, MAIN BATHROOM, AND EN SUITE. ADDITIONAL FEATURES INCLUDE DRIVEWAY PARKING, GARAGE, AND A LARGE PATIO PERFECT FOR OUTDOOR LIVING.



The Property

Chain-Free Detached Bungalow with Open Countryside Views Nestled in a quiet cul-de-sac, this well-presented three-bedroom bungalow enjoys expansive rural views and open fields beyond its generous rear garden. Inside, the layout includes an entrance hall, lounge, conservatory, stylish kitchen/diner, utility, bathroom, en suite, and integral garage. Features include oil-fired central heating, UPVC triple-glazed windows and doors, and a UPVC conservatory. With driveway parking, a large rear patio, and a tranquil lawn bordered by countryside, it's ready for immediate occupation.

Roche is a popular village in mid-Cornwall, known for its rich history and stunning natural landscapes. At its heart is Roche Rock, a striking quartz outcrop with a medieval chapel, adding to the area's unique character. The village offers a blend of rural tranquility and modern convenience, with local shops, schools, and community amenities nearby. Homeowners enjoy easy access to surrounding countryside, while being well-connected with easy access to the main A30 serving the county.

Room Descriptions

Storm Porch

With French doors leading into the porch with ceramic tiled floor and half glazed leaded light door leading to the entrance hall.

Entrance Hall

With access to the roof void, a spacious airing cupboard, and a handy hat and coat cupboard.

Lounge

3.57m x 4.80m (11' 9" x 15' 9") This inviting Living Space features a fireplace with wood surround and marble hearth, complemented by side windows and French doors opening into the conservatory. Soft wall lighting add warmth.

Kitchen/Dining Room

5.29m x 3.80m (17' 4" x 12' 6") plus a deep recess L shaped, door to the utility room. This room enjoys an impressively equipped kitchen featuring sleek curved quartz worktops and a full range of integrated appliances, including a double oven with plate warmer, induction hob, extractor, fridge/freezer, and dishwasher. French doors and a rear-facing window fill the space with natural light and invite the outdoors in.

Utility Room

1.5m x 2.8m (4' 11" x 9' 2") With half glazed door leading to the side, window to the side, fitted with a range of base units, sink unit, space and plumbing for washing machine, fitted with quartz stone work tops and range of high level storage cupboards.

Conservatory

3.0m x 2.87m (9' 10" x 9' 5") finished with a hipped roof, door leading to the patio.

Bedroom 1

3.0m x 4.19m (9' 10" x 13' 9") , plus door recess, window to the front, two fitted wardrobe cupboards, second wardrobe cupboard and chest of drawers, telephone point.

En suite Shower Room

1.95m x 1.96m (6' 5" x 6' 5") Fitted with a corner shower unit with electric shower wash hand basin, low level W.C. window to the rear, towel radiator with electric backup, bathroom cabinet, florescent light.

Bedroom 2

3.18m x 3.19m (10' 5" x 10' 6") plus door return.

Bedroom 3

2.7m x 3.56m (8' 10" x 11' 8") Window to the front.

Bathroom

1.9m x 2.1m (6' 3" x 6' 11") Window to the front, panelled bath, low level W.C. wash hand basin, electric shower above the bath, florescent light/shaver socket.

Garage

With metal up and over door. Power and light connected, door to the rear garden.

Outside

Beautifully Landscaped Grounds with Open Outlook To the front, a neatly maintained lawn sits beside a private driveway, with a pedestrian gate offering easy access to the rear. The back garden features an expansive Indian slate patio stretching from the garage and leading to a generous lawn area, all overlooking idyllic open fields—perfect for relaxing or entertaining in peaceful surroundings.