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TREZAISE ROAD, ROCHE, ST AUSTELL, CORNWALLPL26 8HD **PRICE £275,000**



OFFERED FOR SALE THIS CHARMING VICTORIAN SEMI OFFERS SURPRISINGLY SPACIOUS INTERIORS AND A BEAUTIFULLY PLANTED LEVEL GARDEN. WITH MULTIPLE OUTBUILDINGS—INCLUDING A FULLY EQUIPPED TIMBER HOME OFFICE—AND GENEROUS REAR PARKING WITH WORKSHOP, IT'S IDEAL FOR REMOTE WORKING OR CREATIVE PURSUITS. NOW SET ON A QUIETER ROAD THANKS TO RECENT IMPROVEMENTS, IT'S A PRIVATE RETREAT WITH ENDURING CHARACTER.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

GROUND FLOOR 437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR 273 sq.ft. (25.4 sq.m.) approx.





Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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The Property

Tucked behind mature shrubs, this charming Victorian semi offers surprisingly spacious interiors and a beautifully planted level garden. With multiple outbuildings—including a fully equipped timber home office—and generous rear parking with workshop, it's ideal for remote working or creative pursuits. Now set on a quieter road thanks to recent improvements, it's a private retreat with enduring character.

The accommodation is well presented and in brief comprises of a large entrance porch leading through to a pleasant entrance hall, lounge with bay window, a dining room with open beamed ceiling a large modern kitchen with rear lobby and cloakroom, landing two double bedrooms and bathroom. To compliment the accommodation the garden is a really great feature and for those with a passion for outdoor space this property offers a delightful combination which must be seen to be appreciated.

Room Descriptions

Entrance Porch

A five side Upvc porch finished with a timber ceiling and recessed spotlights, French doors, ceramic tiled floor, small paned door leading to the entrance hall.

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Entrance hall

Finished in part with a clay tiled mosaic tiled floor, dado rail, consumer unit, stairs to the first floor with under stair recess and window to the side.

Lounge

3.3m x 4.0m (10' 10" x 13' 1") Plus a bay window to the front, character open fireplace with a wood burner and tiled hearth, a lovely feature wall with exposed stonework, four uplighters on dimmer switch.

Dining room

3.8m x 3.0m (12' 6" x 9' 10") Brimming with character, this inviting space features openbeamed ceilings, a garden-facing rear window, and a charming fireplace with marble mantel. Bespoke recessed cabinetry and a graceful archway leading to the kitchen.

Kitchen

3.99m x 2.67m (13' 1" x 8' 9") Recessed lighting, access to the roof void, well fitted with a large selection of light Grey fronted base units and high level cupboards including tall larder units, Granite effect work surface, one and a half bowl sink unit, windows to two sides, built in Zanussi oven and combination microwave, built in fridge/freezer, space and plumbing for washing machine and space for tumble dryer, four ring LPG gas hob with extractor above, various open shelving, door leading through to the rear lobby.

Rear Lobby

With window and stable door leading to the garden, door to the cloakroom with low level W.C., downflow electric heater, wash hand basin.

Landing

With access to the roof space.

Bedroom 1

3.3m x 3.1m (10' 10" x 10' 2") Fitted with a range of wardrobe cupboards, window to the rear.

Bedroom 2

3.4m x 3.3m (11' 2" x 10' 10") Window to the front, mock fireplace.



Bathroom

With window to the front, Fully tiled, towel radiator, panelled bath with Triton electric shower over, corner vanity basin with storage below, low level W.C. extractor vent, downflow heater.

Outside

A charming approach leads to the entrance porch, with side access to the rear garden and a neat LPG bottle storage nook. At the back, a fully screened and partially covered seating area offers a serene spot to unwind—opening onto a generous lawn flanked by mature shrub borders. There is a gate leading to numerous outbuildings including a fully equipped timber home office -and generous rear parking with a large workshop/garage, it's ideal for remote working or creative pursuits.

Gravelled parking via a service road offers convenience and privacy, while open fields beyond the rear boundary frame a stunning view of Roche Rock.

Workshop/Garage

9.0m x 2.6m (29' 6" x 8' 6") With power and light connected, windows, metal up and over door.

