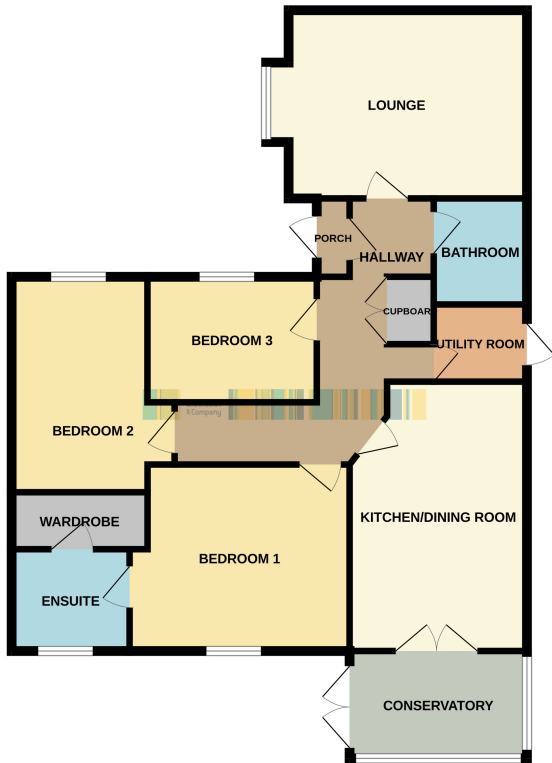


GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.
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 misstatement. 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.
Made with Metropac 6/2025



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.



HORSESHOE CLOSE, ROCHE, ST AUSTELL, CORNWALLPL26 8FD

PRICE £395,000



A BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM BUNGALOW ENJOYING AN END OF CUL DE SAC POSITION WHICH BACKS ONTO OPEN FIELDS PROVIDING LOVELY RURAL VIEWS YET SITUATED CLOSE TO THE VILLAGE CENTRE WITH LOCAL SHOPS EASILY TO HAND. THE ACCOMMODATION ON OFFER IS COMPLIMENTED BY OIL CENTRAL HEATING, AND UPVC DOUBLE GLAZED WINDOW AND DOORS. IN SUMMARY THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, CONSERVATORY, THREE GOOD SIZED BEDROOMS, EN SUITE SHOWER ROOM WITH A FEATURE WALK IN DRESSING ROOM AND MAIN BATHROOM. OUTSIDE A DETACHED GARAGE AND PARKING, ENCLOSED FRONT GARDEN AND LEVEL LAWN REAR WITH THE OPEN FIELDS BEYOND.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL
Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

Enjoying a peaceful end-of-cul-de-sac position with stunning open field views, this beautifully presented three-bedroom detached bungalow offers a perfect blend of rural charm and village convenience. Just a short walk from local shops, it features oil central heating and UPVC double glazing for comfort and efficiency. The well-designed layout includes an entrance porch, hall, lounge, kitchen/dining room, utility, and conservatory. Three spacious bedrooms include an en-suite with a walk-in dressing room, plus a main bathroom. Outside, a detached garage, parking, an enclosed front garden, and a level rear lawn with scenic views complete this desirable home.

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

Entrance Porch

A fully glazed UPVC door opens into the porch, leading to the entrance hall through a part-glazed door.

Hallway

With recessed low voltage lighting, double doors to the airing cupboard housing Worcester central heating boiler, RCD unit, good storage.

Utility Room

4' 8" x 5' 9" (1.42m x 1.75m) With full glazed door to the side, sink unit with cupboards below, space and plumbing for automatic washing machine, high level cupboards, extractor fan and strip light.

Kitchen/Dining Room

16' 4" x 10' 8" (4.98m x 3.25m) The kitchen, narrowing slightly at one end, is well-fitted with a mix of base units and high-level cupboards, complemented by a wood-effect roll-top work surface. It includes an integral dishwasher, larder fridge, freezer, and space for an oven with a stainless steel extractor above. A tiled splashback adds a stylish touch, while a side window and French doors leading to the conservatory enhance light and openness.

Conservatory

9' 6" x 7' 6" (2.90m x 2.29m) Featuring a pitched hipped roof, a radiator for warmth, a stylish wall light, and French doors opening onto the rear patio, seamlessly blending indoor and outdoor living.

Bedroom 1

11' 0" x 13' 4" (3.35m x 4.06m) Max, window to the rear, recessed lighting. door to the en suite.

En Suite Shower Room

7' 3" x 6' 0" (2.21m x 1.83m) There is a door leading to a walk in wardrobe. Window to the rear, extractor fan, towel radiator with an electric heating option, low level W.C. wash hand basin, Corner shower cubicle with an electric shower unit, walk in wardrobe offering great storage solutions, 8' 5" x 2' 8" (2.57m x 0.81m).

Bedroom 2

13' 0" x 8' 5" (3.96m x 2.57m) plus door recess, window to the front.

Bedroom 3

10' 3" x 7' 6" (3.12m x 2.29m) Window to the front.

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m) With towel radiator, window to the side, extractor fan, panelled bath with mixer tap and an electric shower over, fully tiled bath area, low level W.c., wash hand basin.

Lounge

13' 10" x 11' 3" (4.22m x 3.43m) Featuring a charming bow window at the front, recessed lighting, and a centrally positioned light, all adjustable with dimmer switches for a customizable ambiance.

Outside

Positioned at the end of a quiet cul-de-sac, this property enjoys both front and rear enclosed gardens, ensuring privacy and tranquility. A detached garage and a dedicated parking space sit at the front, while a wooden fence to the left of the entrance enhances seclusion for the low-maintenance gravelled garden, complete with a timber decked area and an aluminum-framed greenhouse. To the lower side, a wide paved pathway leads seamlessly to the rear, alongside an additional pathway on the right. The rear garden offers a breathtaking outlook over open green fields, featuring a level, well-kept lawn and a paved patio—perfect for relaxation and outdoor enjoyment.