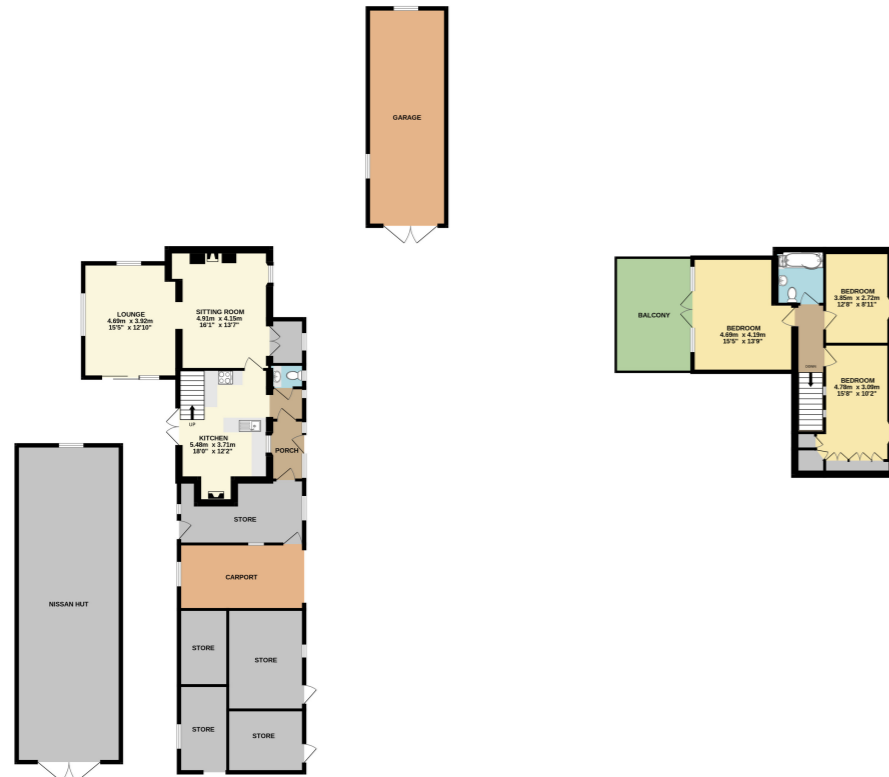


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 6/2024

# HOUSE ON THE COMMON, ROCHE, ST AUSTELL, CORNWALL

PL26 8NF

PRICE £525,000



A THREE BEDROOM DETACHED CHARACTER COTTAGE WITH NUMEROUS USEFUL OUTBUILDINGS SITTING IN JUST OVER FOUR ACRES OF LAND BACKING ONTO FARM LAND LOCATED IN A RURAL SETTING ON THE OUTSKIRTS OF ROCHE ON THE TREGOSS MOOR. BELIEVED TO HAVE BEEN CONSTRUCTED AROUND 1845, THIS STONE/COB COTTAGE OZZES CHARM AND CHARACTER. THE ACCOMMODATION COMPRISES OF A FRONT PORCH WHICH DOUBLES AS A UTILITY ROOM AND GUIDES YOU INTO AN INNER HALLWAY WHICH HAS A USEFUL CLOAKROOM. THE KITCHEN HAS MODERN UNITS AND A TRADITIONAL SLATE FLOOR. ALSO, ON THE GROUND FLOOR, YOU WILL FIND A STUDY AND A SNUG . AT THE REAR, THE MAIN LOUNGE IS TRIPLE ASPECT WITH BI-FOLD DOORS OPENING ONTO THE COURTYARD. ALL THREE BEDROOMS CAN BE FOUND ON THE FIRST FLOOR, THE MAIN BEDROOM AT THE REAR HAS A GORGEOUS SOUTHERLY FACING BALCONY WHERE YOU CAN SIT AND ENJOY THE PANORAMIC VIEWS OF THE GARDEN AND LAND BEYOND. THERE IS ALSO A MODERN FAMILY BATHROOM.

**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

'House on The Common' is an utterly unique cottage sitting on approximately four acres of land in its own post code with its own level crossing! Offering a peaceful life style yet only a few minutes from the main A30, this home is well located for the daily commute to schools, shops, the nearby towns and the stunning north Cornish coastline. The nearest is Roche, conveniently positioned in the heart of Cornwall, just six miles from St Austell and twelve miles from the beautiful north Cornish coastline. The Cathedral City of Truro is around thirteen miles away offering a wide array of retail outlets, schools, restaurants and rail links. The A30 is just over a mile away providing easy access to all the main towns. Within Roche, there is a good range of day to day amenities including a convenience store, a Primary School, a Post Office with a pharmacy, a Doctors surgery and various public houses and take aways. The land is split into 5 fields all with their own water supply totalling approximately 4 acres with a mixture of woodland and grass. At the rear, the land backs onto farmer's fields. You will regular find Deer, Owls and Foxes. There is also an up and running Air BNB offering an 'off grid' experience.

Externally, to the front the property is accessed by crossing an unmanned level crossing with gates on both sides for safety. To cross the level crossing, you simply pick up the phone and call the local railway station to get authority to cross. The land at the front is held on a garden license with natural England sub-let to Tregothnan Estates, you pay £100- a year for this licence. There are numerous outbuildings including a hay shed, a log store, a Nissan Hut, and two large sheds. There's a poly-tunnel and an orchard at the front. This property has its own sewerage treatment plant with permission to discharge into the nearby stream. There is bottled gas for heating and cooking.

### Room Descriptions

#### Kitchen/Dining Room

5.36m x 4.06m (17'7 x 13'4)

#### Study

1.93m x 1.60m (6'4 x 5'3)

#### Snug

4.57m x 3.68m (15'0 x 12'1)

#### Lounge

4.75m x 3.96m (15'7 x 13'0)

#### Bedroom 1

4.60m x 3.58m (15'1 x 11'9)

#### Bedroom 2

4.62m x 2.62m (15'2 x 8'7)

#### Bedroom 3

3.76m x 2.54m (12'4 x 8'4)

#### Bathroom

2.18m x 2.01m (7'2 x 6'7)

#### Nissan Hut

12.80m x 4.27m (42'0 x 14'0)

#### Shed 1

8.92m x 3.23m (29'3 x 10'7)

#### Shed 2

4.09m x 3.66m (13'5 x 12'0)

#### Shed 3

3.66m x 2.57m (12'0 x 8'5)

#### Outside

The land is split into 5 fields all with their own water supply totalling approximately 4 acres with a mixture of woodland and grass. At the rear, the land backs onto farmer's fields. You will regular find Deer, Owls and Foxes. There is also an up and running Air BNB offering an 'off grid' experience.