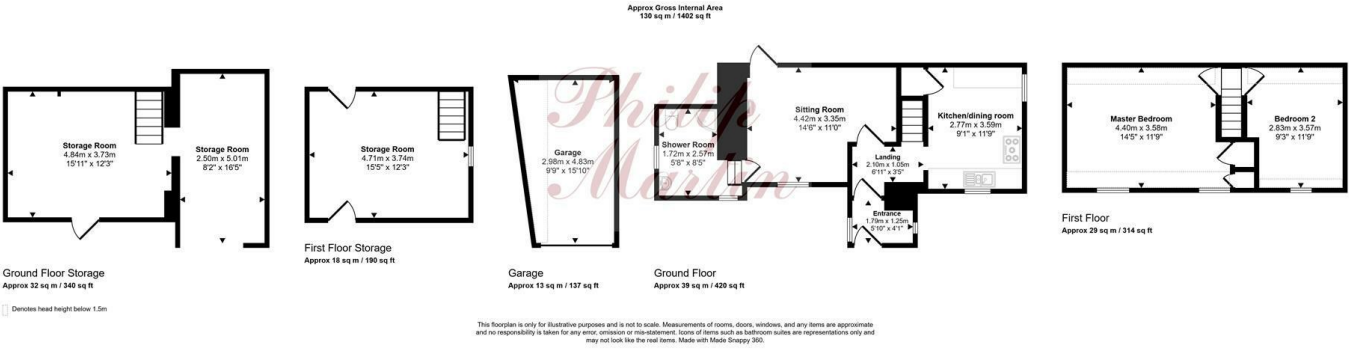


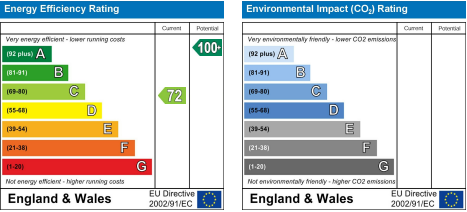
CARBIS, NR. ROCHE



KEY FEATURES

- Two Bedrooms
- Kitchen/Dining Room
- Enclosed Garden
- Traditional Outbuildings
- Approximately 0.27 Acre
- Sitting Room
- Bathroom
- Very Private Setting
- Large Pole Barn
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



HENDRA FARM, CARBIS, ROCHE, ST. AUSTELL, PL26 8JZ
DETACHED COTTAGE IN QUIET RURAL LOCATION

Located at the end of a long lane and enjoying complete privacy.
In need of refurbishment but offering huge potential.
Two bedrooms, sitting room, kitchen/dining room, shower room and entrance porch.
Range of outbuildings including traditional stone barn and large pole barn.
Sold with no chain.
Freehold. EPC - C. Council Tax Band B.

GUIDE PRICE £250,000

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GENERAL COMMENTS

Hendra Farm comprises a detached character cottage, large gardens and extensive outbuildings. The location is very pleasant and the property is found at the end of a long unmade lane, enjoys complete privacy with no near neighbours yet is within a short distance of Roche with excellent village facilities and the A30 for quick commuting in and out of the county. The gardens and grounds extend to approximately 0.27 of an acre.

The cottage has been let for many years and is now in need of complete refurbishment but offers lots of potential with many period features including an inglenook fireplace and clome oven in the sitting room. The accommodation includes two bedrooms on the first floor with kitchen/dining room, sitting room and shower room downstairs. The cottage is in a need of renovation but has had substantial improvement in recent years including some new replacement double glazing, modern electric heaters, insulation and the first floor has been newly plastered. The EPC rating is C which is surprisingly high for a period stone cottage. There is huge scope to extend the cottage if required subject to planning consent. Please note that the current septic tank is located outside of the boundary of the property. It is a condition of sale that the purchaser installs a new private drainage system within the boundaries of Hendra Farm. The cost of this has already been reflected in the marketing price.

The long unmade entrance lane leads up to the property and this opens up to a yard that provides plenty of parking. There are a range of farm buildings including attractive single storey stone outbuildings and a large pole barn. The property is being sold with no chain and an internal viewing is recommended.

LOCATION

Hendra Farm is located on the outskirts of Roche. Roche, known in Cornish as 'Tregarrek', means homestead of the rock. The village takes its name from a granite outcrop east of the village and Roche is the Norman-French word for Rock. On top of Roche Rock is a ruined chapel (dedicated to St Michael) which is said to have been the abode of a leper or a monk. Roche has been a village of some prominence being sited close to (but suitably away from) the industrialised china clay areas of Cornwall. Today it is a thriving community with a range of facilities for everyday needs including

pub, church, shop/post office and primary school. The village is particularly convenient for access to the A30 and therefore easily accessible to all parts of the county.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Stable door, two windows to side and glazed door to:

HALLWAY

Stairs to first floor, doors to sitting room and kitchen/dining room. Night storage heater.

SITTING ROOM

14'6" x 10'7" (4.42m x 3.25m)

Window to the front. Feature inglenook fireplace with log burner and clome oven. Night storage heater. Exposed beams. Steps to:

SHOWER ROOM

8'5" x 5'7" (2.57m x 1.72m)

Low level w.c, pedestal wash hand basin. Shower cubicle. Heated towel rail. Windows to front and side. Electric fan heater.

KITCHEN/DINING ROOM

11'9" x 9'1" (3.59m x 2.77m)

A twin aspect room with windows to front and side enjoying garden views. Base level units. Stainless steel sink and drainer. Rayburn range cooker. Exposed beams. Understairs storage cupboard.

FIRST FLOOR

BEDROOM ONE

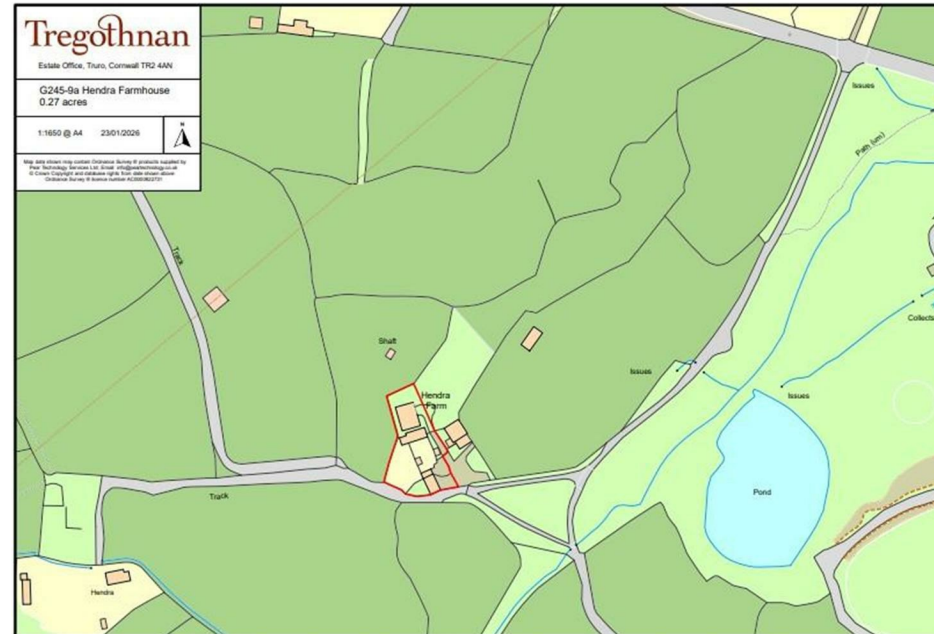
14'5" x 11'8" (4.40m x 3.58m)

Two windows to the front. Built in storage. Electric radiator. Exposed wooden floors. Loft access.

BEDROOM TWO

11'8" x 9'3" (3.57m x 2.83m)

Window to the front. Electric heater. Exposed wooden floors.



OUTSIDE

Hendra Farm is located at the end of a long unmade lane that leads from Roche Road, the main road connecting the villages of Roche and Bugle. The whole property is surrounded by countryside and enjoys complete privacy and well away from any roads or neighbours. The lane leads up to the cottage where there is lots of parking and several very useful outbuildings. A path leads into the front garden and to the front porch.

GARDENS

The front and side gardens are enclosed within dense hedged boundaries and surrounded by fields. They enjoy a sunny southerly aspect and complete privacy. They are mainly lawn interspersed with many mature shrubs and plants.

TRADITIONAL STONE BARN

A most attractive stone barn with two store rooms over two floors.

GROUND FLOOR

15'10" x 12'2" (4.84m x 3.73m)

Door to front. Exposed beams. Steps to first floor. Door into attached garage.

FIRST FLOOR

15'5" x 12'3" (4.71m x 3.74m)

Doors to front and rear.

ATTACHED GARAGE

15'10" x 9'9" (4.83m x 2.98m)

Metal garage door.

POLE BARN

A substantial open fronted building with corrugated iron roof In need of repair/rebuild but with a large footprint.

COVENANTS

The sellers have imposed the following restrictive covenants.

1. Not to use the house being part of the property other than as a single dwelling and any ancillary annex.

2. Not to cause a nuisance or annoyance to the transferor or the owners or occupiers from time to time of the retained land.

3. Not to use the Property for any trade or business save this shall not prevent the Property being used for letting purposes or use of a home office on the property.

4. Not to object to the use or proposed use of the Retained Land by the Transferor, or any successor in title or any tenant from him/her, for the following purposes agricultural, equine, horticultural or forestry.

5. The seller will reserve the mineral rights under the property [surface mineral working excluded]

SERVICES

Mains water and electricity. Private drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

NOTE

The current septic tank is located outside of the boundary of the property. It is a condition of sale that the new purchaser installs a new private drainage system within the boundaries of Hendra Farm. The cost of this has already been reflected in the marketing price.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Leaving Roche village heading towards St Austell on the B3274 take the left hand turning after The Rock Inn (opposite the church) signposted to Bugle. After approximately half a mile turn right where a Philip Martin sale board has been erected into the unmade lane and this leads up to the property which is on the right.

