

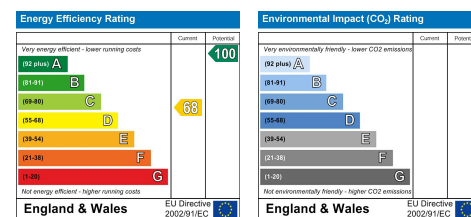
## CARBIS, NEAR ROCHE



### KEY FEATURES

- Two Bedrooms
- Dining Room
- Extensive Outbuildings
- Enclosed Gardens
- In need of Modernisation
- Sitting Room
- Shower Room
- Very Private Location
- 60' x 18' Outbuilding
- No Chain

### ENERGY PERFORMANCE RATING



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### CLOVERLEAF FARM, CARBIS, ROCHE, PL26 8LA DETACHED COTTAGE IN QUIET RURAL LOCATION

Located at the end of a very long lane enjoying complete privacy and surrounded by countryside.  
In need of refurbishment but offering huge potential.  
Recent improvements including a new roof, replacement double glazing and modern electric heating.  
Two bedrooms, sitting room, dining room, kitchen, shower room and entrance porch.  
Substantial range of outbuildings including 62' x 18' former milking parlour and dairy.  
Sold with no chain.  
EPC - D. Council Tax Band B.

GUIDE PRICE £325,000



## GENERAL COMMENTS

Cloverleaf 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 very long lane, enjoys complete privacy with no near neighbours and is surprisingly quiet. The cottage is in a need of renovation but has had substantial improvement in recent years including a brand new roof, replacement double glazing, modern electric heaters, insulation and the first floor has been newly plastered. The accommodation includes two bedrooms on the first floor with sitting room, dining room, shower room and separate w.c downstairs. The grounds are overgrown but the garden has been well cared for. There is huge scope to extend the cottage if required subject to planning consent. The long entrance lane is a lovely approach to the property and this opens up to a large yard that provides plenty of parking. There are a range of farm buildings including a substantial former milking parlour and tractor shed, cattle shed and smaller outbuildings within the garden. The property is being sold with no chain and an internal viewing is recommended.

## LOCATION

Cloverleaf 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

Windows overlooking the front garden. Grape vine. Door to:

## DINING ROOM

Double glazed window overlooking the front garden. Exposed beams. Gabasson ecombi electric storage heater. Doors to kitchen and:

## SITTING ROOM

Double glazed window overlooking the front garden through the entrance porch. Woodburning stove with stone surround. Alcove. Stairs to first floor.

## KITCHEN/BREAKFAST ROOM

Twin aspect room with windows overlooking the side and rear gardens. Base and eye level kitchen units. Single stainless steel sink/drain. Space for cooker. Gabasson ecombi electric storage heater. Doors to dining room and:

## REAR PORCH

Half glazed door to rear garden and parking. Sliding door to:

## CLOAKROOM

Low level w.c, corner wash hand basin, double glazed window to side.

## SHOWER ROOM

Double glazed window to side. Shower cubicle, vanity sink unit. Space and plumbing for washing machine.

## FIRST FLOOR

Landing. Doors to both bedrooms.

## BEDROOM ONE

Double glazed window overlooking the front garden. Gabasson electric wall heater. Airing cupboard housing hot water cylinder.

## BEDROOM TWO

Double glazed window overlooking the front garden. Gabasson electric wall heater.



## OUTSIDE

Cloverleaf Farm is located at the end of a long private lane that leads from a quiet country road. This is a lovely approach and the whole property is surrounded by countryside and enjoys complete privacy. The lane leads up to the cottage where there is lots of parking and several very useful outbuildings. A path leads to the rear of the cottage and also into the front garden and to the front porch.

## GARDENS

The front garden is enclosed within dense hedged boundaries and surrounded by fields. It enjoys a sunny southerly aspect and complete privacy. There is a large level lawn interspersed with many mature shrubs and plants, fruit trees and garden pond. A shed provides storage for garden machinery and tools.

## FORMER DAIRY AND MILKING PARLOUR

62'0" x 18'9" (18.90m x 5.74m)

Measured externally and divided into three sections including the former dairy, milking parlour and open fronted tractor shed with inspection pit.

## FORMER PIGGERY

27'6 x 17'6 (8.38m x 5.33m)

Another very useful block built building divided into five pig sty's. Adjoining this building is a small single storey stone barn.

## STABLES

A timber building clad with corrugated iron and divided into two sections

## SERVICES

Private water and drainage. Mains electricity.

## N.B

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

