



Ballyack Cottage  
Cleers, Roche

LODGE & THOMAS  
ESTABLISHED 1892

# Ballyack Cottage

Cleers, Roche PL26 8ND

Guide Price: £850,000 Freehold

- Excellent equestrian facilities
- Elevated position
- Fantastic riding out
- Immaculate condition
- Fully modernised/re-furbished
- Lovely rural position - centrally located
- Approaching 7 acres in all

Approached over a long private drive, this charming three bedroom country property is conveniently situated for north and south coasts and offers splendid equestrian facilities with adjoining land – in all about 6.83 acres (2.76ha).

Ballyack Cottage was built on the site of the original cottage in 2002, and this splendid house enjoys a warmth and charm rarely found in such a modern built property. The elevations are stunning with stone facing, complimented by granite lintels and quoins with slate hanging to much of the first floor beneath a pitched slated roof with substantial feature chimney stack. Windows have deep reveals with slate sills and many have decorative leadwork. During the original construction, the internal and external finishes were extremely well thought out, and the result is a modern home with a tremendous amount of character, offering comfortable well-proportioned accommodation, cleverly emulating the look of the original cottage which occupied the site for many years.

A 250m long private access drive with adjacent long field creates an impressive introduction to this excellent country home with land, stables, outbuildings and large barn / workshop having a variety of uses.





## The Property

An entrance porch with slate floor leads to an inner hall, with door to a triple aspect sitting room with granite and brick fireplace, two columns of solid granite either side with a further solid granite Bressumer beam over a multi fuel burner. Ceilings feature wide exposed beams and there are many wood floors throughout. Many rooms enjoy far reaching views over the miles of surrounding countryside.

From the inner hall, a good-sized dining room opens through to the kitchen which is comprehensively fitted with white fronted units, a wide range of appliances, granite worktops, range cooker (LPG fired and electric) and beautiful slate flooring. There is also a large separate utility room and a refitted cloakroom WC. The conservatory is a particular feature of the property being double glazed PVCu construction.

Access to the first floor is via a wide central staircase and there are a total of three bedrooms, one with superb ensuite facilities and walk-through large dressing room. Each bedroom is of a double size, and two are dual aspect. Both the main bathroom and en-suite shower room have been refitted in recent years.

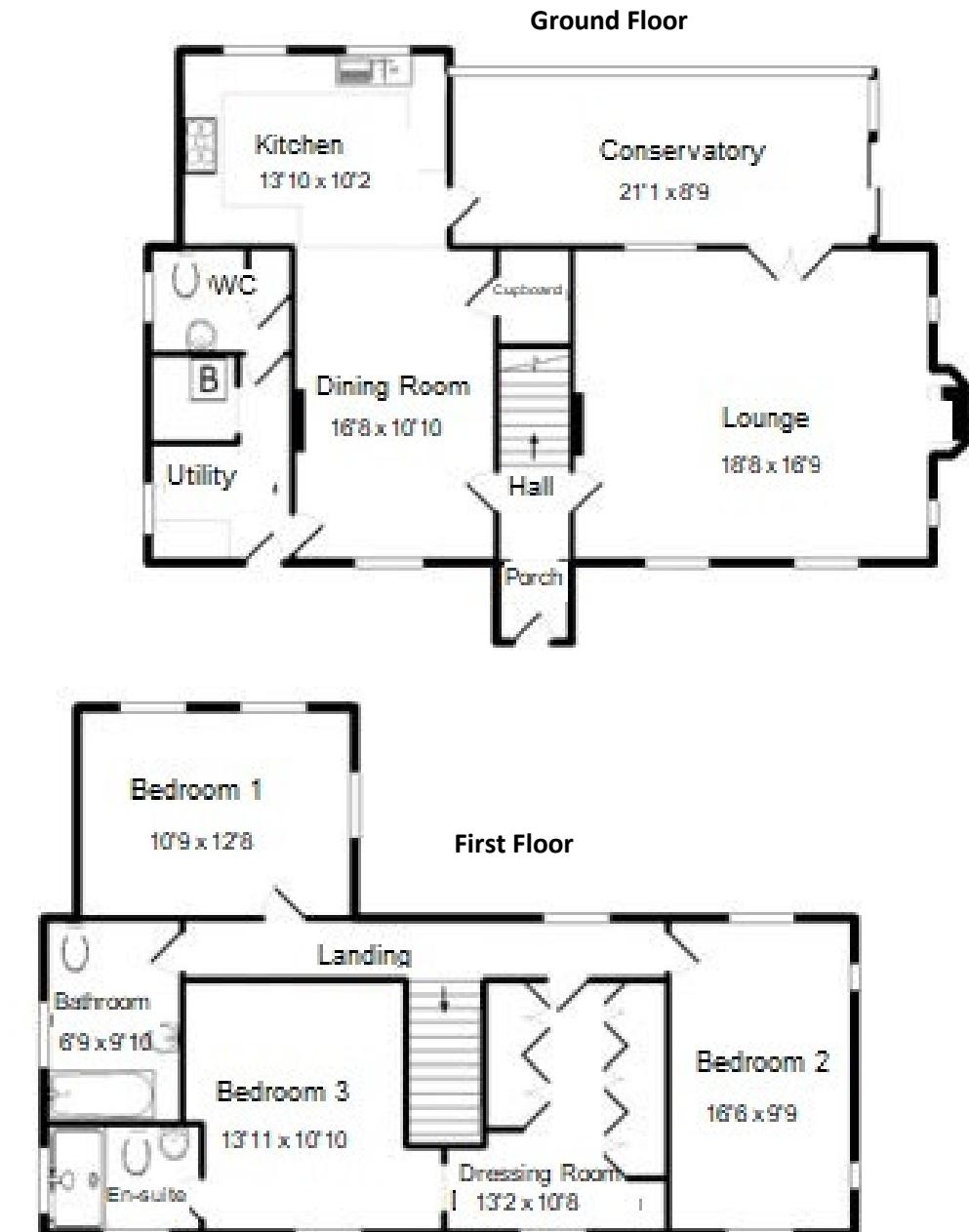
Windows are sealed unit double glazed and an oil-fired boiler provides central heating and domestic hot water.

**Services:** Solar Panels (owned by the vendor) on the roof which are for electric and feed any excess power into the National Grid. Private drainage. Oil central heating. LPG gas bottles for the Cooking Range. Mains water and electric. A further private water supply is used for the horses. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band: E EPC Rating: B**

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





## Outside

The long, smart, well maintained drive sweeps to a shingled parking area and further tarmacadam road leads past the front of the property to the implement shed and hobby room, where a further gravelled drive provides another access to the property.

To the rear of the property, a large paved patio and shingled area provides low maintenance gardens together with small area of lawn, enjoying stunning distant views to countryside to the North.

## The Land

The land lies predominantly to the south of the property and is post and rail fenced to provide a number of enclosures to facilitate rotation of grazing. Being laid the grass, the land gently slopes to the north, and is well drained, offering far reaching views over open countryside. In total there are five paddocks. Water is connected with a number of drinking troughs.

The drive is about 250m long with an area of grass known as 'long acre' to one side which leads to the property and the main parking and equestrian complex. Of particular note are the Cornish hedges with a proliferation of yew and sycamore trees.

An excellent range of equestrian facilities/outbuildings include:

**Main American Barn** (48ft x 36ft) contains four 12ft x 12ft stables, 12ft x 12ft tack room, 12ft x 12ft rug room, area for the Farrier/Shoeing. Area for hay. Concrete floor with central drains/Power/Lights/ Water.

**Barn 2** (40ft x 20ft) Large timber framed barn with corrugated roof, concrete floor and further mezzanine floor to one end for further storage. Currently large enough to house a large horse box /capable of assorted other uses. Conduit laid down for power cabling etc.

**Stone & Brick Former Stable** Slate roof. Ideal for conversion into a home office or combining with the attached timber building - currently used as a hobby room.

**Sand School** (40m x 20m)

**Riding out** - Across lanes, also over the Goss Moor Trail, St Dennis and the clay country.



## Location

The property enjoys a very private rural position yet conveniently placed for local amenities. The Village of Roche (approx. 2 miles) offers a good range of shops and facilities including: supermarket, butchers, greengrocer, newsagent, Post Office, two country pubs and various take away outlets, health centre, and primary school. Secondary schooling is at St Stephen (approx. 6 miles) away. More comprehensive shopping and amenities can be found at St. Austell, Bodmin and Wadebridge. The mainline rail stations at St Austell (16.5 miles) and Bodmin Parkway (12 miles) offer connections to London on the Paddington line.

The mid Cornwall position also makes the location ideal for those who enjoy beach life or water sports being equidistant to both the north and south coasts, Newquay, to the north with its golden sands and bustling nightlife and the picturesque harbourside villages of Fowey, Charlestown and Mevagissey to the south. The popular and beautiful Watergate Bay (approx. 13 miles) and the Cathedral City of Truro (17 miles) boasts comprehensive shopping and educational facilities. For commuting there is easy access to the A30 (T) a few miles away which winds its way through Cornwall placing most of the county in reasonable distance. Newquay airport (approx. 10 miles) offers overseas and UK destinations including London Gatwick main terminal and Spain.

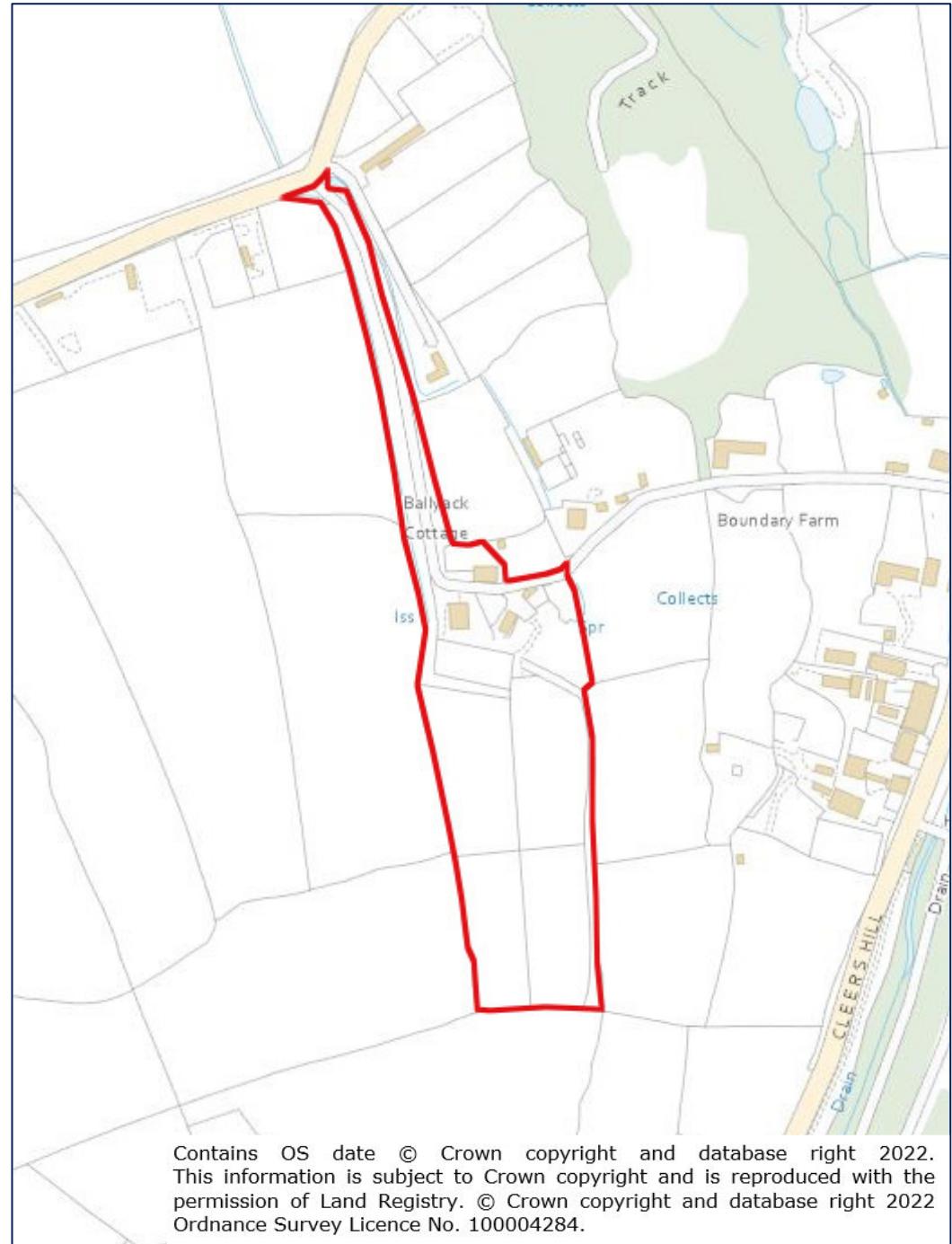
**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas. Telephone 01872 272722

**Directions:** At the Victoria Interchange, exit the A30. At the roundabout at the end of the slip road take the first exit. Drive along this road passing a petrol filling station on the left. Take the next left turn signposted Roche. Drive along this road and into the village of Roche. At the roundabout take the first exit (left turn). Upon leaving the roundabout take the first right turn. Drive along this road for approximately 1 mile eventually taking a right turn signposted Gothers. Drive along this road and you will eventually see two mill wheels on the left hand side and one is marked Ballyack Cottage.

**what3words///** hacking.pirate.exclusive (to entrance of drive)

**Coordinates:** 50°23'35.9"N 4°51'13.8"W (to entrance of drive)

**Google pluscode:** 94VW+8FF (to entrance of drive)



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