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Castle View, Cleers  
Roche, St Austell, PL26 8ND

An individually situated and superbly presented period country house with tremendous Mid Cornwall views.

A30(T) 3 miles Bodmin 8 miles Wadebridge 9 miles Truro 19 miles

• Delightfully Presented • 2 Reception Rooms • 27ft Long Conservatory •  
Kitchen and Utility Room • 5 Bedrooms (1 En Suite) • Family Bathroom •  
Chalet Building • Field • Total 2.52 Acres (1.02 Has) •

**Guide price £350,000**

Cornwall | Devon | Somerset | Dorset | London

### SITUATION

Castle View is rurally situated a short distance to the north of the village of Whitemoor and only about 3 miles from a junction onto the A30(T). It stands in an individual position and benefits from some superb countryside views. There are a number of local villages in the area offering everyday facilities and amenities which are supplemented further by the towns of St. Austell, Bodmin and Wadebridge to the southeast, east and north respectively. At Bodmin Parkway, about 11 miles to the east, there is a station on the London Paddington line and the Cathedral city of Truro being the retail and commercial centre of Cornwall is about 19 miles to the south-west.

### DESCRIPTION

The approach to Castle View is via a right of way over a private lane which leads to a circular in-and-out stone chipped car parking area on the eastern side of the house.

The house is aligned to take full advantage of distant countryside views to the north and presents delightful accommodation arranged over three storeys - as shown on the attached floor plan. A viewing is highly recommended to fully appreciate the accommodation on offer and which is described in more detail as follows.

### ACCOMMODATION

(With approximate room measurements shown on floor plan)

### GROUND FLOOR

#### ENCLOSED ENTRANCE PORCH

With double glazed front door, radiator, coir matting and part glazed door to:

#### LIVING ROOM

With part polished wood floor, two radiators, triple aspect, wood burner set in slate fireplace recess, TV point and doors off to:

#### CONSERVATORY

A superb room of some 27 in length with three radiators and double doors opening to extensive raised decked seating area.

### KITCHEN

An L shaped kitchen with extensive range of modern base and eye level kitchen units with single drainer sink unit, space and plumbing for dishwasher, larder cupboard, two corner carousels with built-in chopping boards over. Space for fridge freezer and worktop surfaces to splashback tiling. Breakfast bar. Stainless steel Smeg electric double oven and grill with six calor gas rings and extractor hood over. Countryside views. Part glazed door to:

### UTILITY ROOM

With tall cupboard, space for American style fridge freezer, plumbing for washing machine and part glazed door to outside. Door to:

### CLOAKROOM

With WC, radiator and wash basin.

From the kitchen and living room, doors to:

### DINING ROOM/STUDY

With radiator and window to rear garden.

### FIRST FLOOR

#### LANDING

With central balustrade, radiator and pine wardrobe with drawers. Downlighters. Double louvred doors to Airing Cupboard with lagged hot water cylinder. Doors off to:

#### BEDROOM 1

With radiator and outlook to the front garden. Doors off to:

#### EN SUITE SHOWER ROOM

A fine modern suite with large walk-in contemporary fully tiled shower, bidet, WC and vanity washbasin with expansive range of surrounding bathroom furniture. Chrome heated towel radiator. Downlighters. Fully tiled and far-reaching views to the north.



### DRESSING ROOM

With outlook to the front garden with dressing room hangers and storage.

### BEDROOM 2

With radiator and outlook to the front garden.

### BEDROOM 3

With radiator and far-reaching views to the north.

### FAMILY BATHROOM

With matching white three piece suite including panelled side filling bath with mixer tap shower fitment over, pedestal washbasin and WC. Chrome heated towel radiator and landscape views to the north.

### SECOND FLOOR

#### SMALL LANDING

With Velux windows and doors off to:

#### BEDROOM 4

With wide Velux window, radiator and doors to eaves storage

#### BEDROOM 5

With wide Velux window, radiator and doors to eaves storage.

#### NB

NB

### OUTSIDE GARDENS AND OUTBUILDINGS

To the front of Castle View is an extensive triangular lawn garden with Cornish hedge and shrub borders and immediately on the northern side is an extensive raised decked seating area about 43 x 15 taking full advantage of the outlook to the adjacent field with far-reaching countryside views beyond.

On the eastern side of Castle View is a stone chipped car parking with central timber and bitumen felt Garden Shed about 116 x 78 with double doors; Chalet Building which is a good quality building with light and power connected and which is currently divided into two rooms, each about 145 x

96 and 145 x 87. The Chalet Building has been previously used as a home office; small traditional Stone Barn; and Timber Field Shelter about 113 x 8.

### THE FIELD

Situated adjacent to the house and garden is a pasture recreational field. In total, Castle View extends to about 2.52 acres (1.02 hectares).

### VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

### DIRECTIONS

On the A30(T), a few miles to the west of Bodmin, exit at the Victoria interchange (also the junction for Cornwall Services). Follow the signs for Roche and Victoria. Pass the filling station and take the next turning to the left towards the Railway Station. At the traffic lights, continue straight on and drive to the village of Roche. At the mini roundabout in the centre of the village, take the first exit to the left onto the B3274 towards St. Austell and then turn immediately to the right towards Redruth (avoiding low bridge). Drive out of the village, follow the road round to the left and drive down into the valley. Ignore the turning to the right towards Tregoss. Ignore the next turning to the right towards Gothers and continue up the hill. Enter the 40mph zone, slow down and after about 50 yards turn right into a lane with grass centre immediately after a white bungalow. (There is a hand-written sign at the end of the lane which says Briar Patch Jewson and a for sale board). Castle View is the second property on the right-hand side.

### SERVICES

Mains electricity connected. Central heating via ground source heat pump. Private drainage. TV and telephone points. Double glazed.



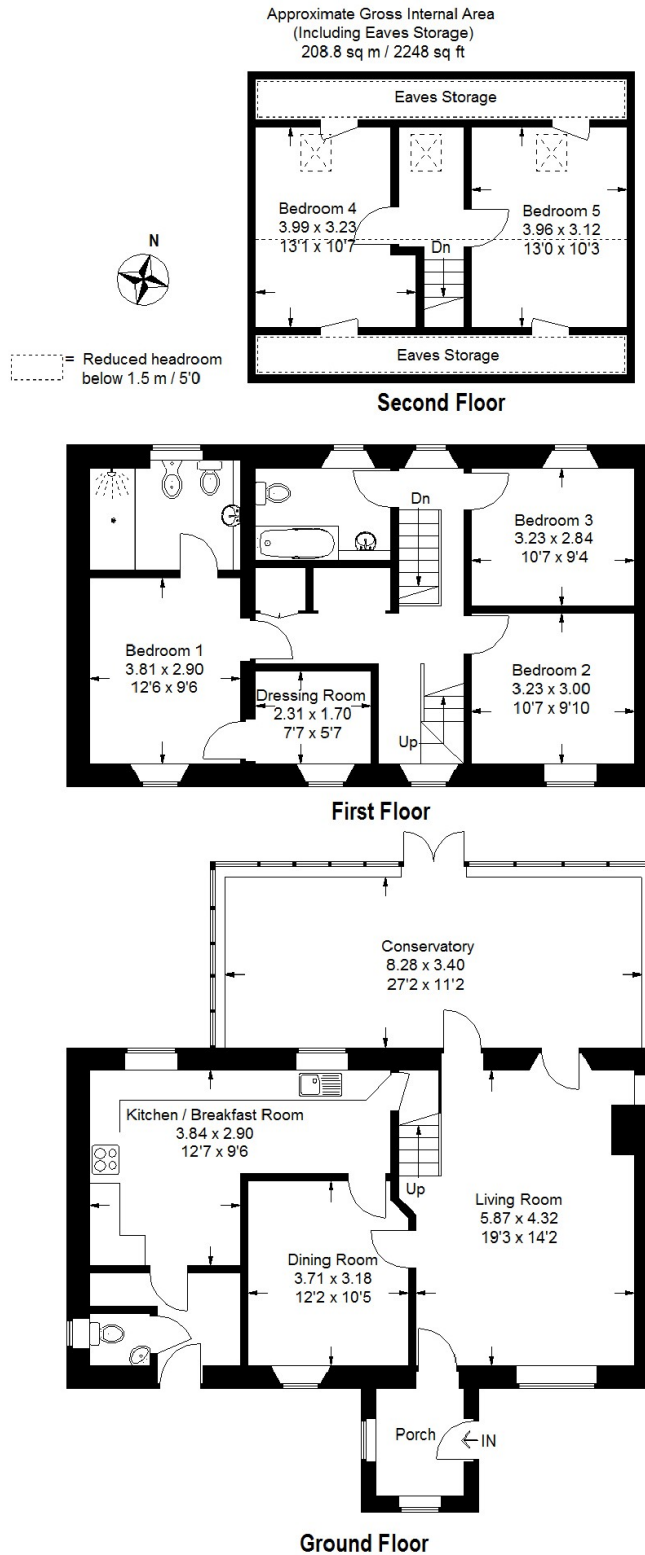


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>39</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	