



3 NANSAWSAN TERRACE

LADOCK

TRURO TR2 4PQ

Nansawsan
Cottage

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



3 NANSAWSAN TERRACE

LADOCK

TRURO TR2 4PQ

END OF TERRACE PERIOD COTTAGE

A very attractive cottage located in the heart of the village within a short walk of the Falmouth Arms public house, church and primary school.

Extended substantially from its original form and full of character features including a superb inglenook fireplace in the dining room.

Delightful views over Ladock valley and enjoying a sunny aspect.

Two double bedrooms, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom and shower room.

Pleasant enclosed front garden and parking.

Freehold. EPC - D. Council Tax Band C.



GUIDE PRICE £315,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

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GENERAL COMMENTS

A very attractive period cottage located in a quiet position close to the centre of this much sought after village. The house has been extended from its original form in a very sympathetic way and retains much charm and character. Period features include a splendid inglenook fireplace with clome oven in the dining room, Victorian fireplace in the sitting room, exposed beam ceiling with modern additions such as double glazing and solar panels which heat the hot water. The seller of the property has arranged for four new electric heaters to be installed in August. The accommodation includes two double bedrooms and shower room on the first floor with sitting room, dining room, kitchen, utility and a cloakroom downstairs. Outside is private parking for a single vehicle and a pleasant enclosed front garden. There are views over Ladock valley from the front.

LADOCK

Ladock is a thriving community approximately six miles east of Truro city with a good range of village facilities including public house, primary school, parish church, and superb village hall with regular clubs and activities. Probus is within a couple of miles of where there are further facilities and the Cathedral city of Truro which is renowned for its excellent shops, restaurants and main line railway line linking to London (Paddington). Ladock is ideally located for access to the south and north Cornish coasts and Newquay airport is approximately thirteen miles to the north.

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

ENTRANCE PORCH

HALL

Stairs to first floor. Tiled floor. Doors to dining room and:



SITTING ROOM

4.09m x 3.18m (13'5" x 10'5")

Feature Victorian open fireplace with brick hearth, wood surround and mantle. Shelves in fire breast recesses. French doors opening into the front garden, night storage heater, telephone and television points.

DINING ROOM

3.71m x 3.71m (12'2" x 12'2")

Wonderful feature inglenook fireplace with clome oven (which still has its metal door), stone surround, hearth and timber lintel over. Open beamed ceiling, night storage heater and double glazed window to front with blinds.

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KITCHEN

4.55m x 2.41m (14'11" x 7'10")

Extensive range of both base and eye level kitchen units. Granite effect worktop with tiled splashback and incorporating a single sink, two glazed display cupboards, integral double oven and ceramic hob with extractor fan over. Space and plumbing for dishwasher, space for fridge and freezer, two Velux windows, window to rear, tiled floor and loft access.

REAR HALL

Door to outside.

UTILITY ROOM

2.26m x 1.65m (7'4" x 5'4")

Space and plumbing for washing machine.

CLOAKROOM

Low level w.c., corner wash hand basin.

FIRST FLOOR

LANDING

Double glazed window to rear.

BEDROOM 1

3.84m x 3.73m (12'7" x 12'2")

Double glazed window to front. Airing cupboard with hot water cylinder and controls for the solar panels which heat the hot water. Loft access.

BEDROOM 2

4.04m x 3.15m (13'3" x 10'4")

Double glazed window to front enjoying views over the garden and countryside beyond. Built in wardrobes.

SHOWER ROOM

2.24m x 2.21m (7'4" x 7'3")

White suite comprising low level w.c. and recently installed corner shower. Vanity wash basin with

storage. Frosted double glazed window to side and loft access.

OUTSIDE

At the front is a mature garden enclosed within a pittosporum hedge well stocked with many interesting shrubs and plants and apple tree. The summerhouse is included in the sale. A tarmac driveway provides parking for one car and a path leads to the front door flanked by level lawns. The parking space has an attractive Cornish stone retaining wall. A pathway leads down the side of the cottage to the rear courtyard and there is an outside light and a fish pond.

SERVICES

Mains water, electricity and drainage are connected. Solar panel for hot water.

N.B

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

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.

COUNCIL TAX

Band C

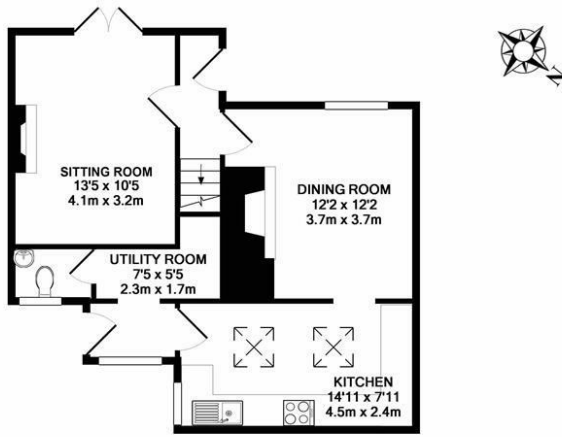
TENURE

Freehold

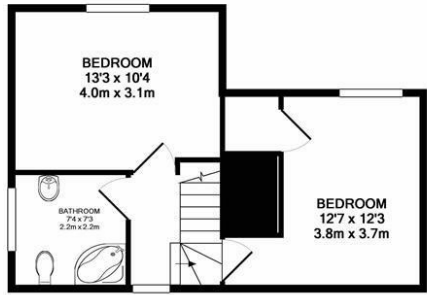
DIRECTIONS

From Truro proceed in an easterly direction along the A390 and upon entering the village turn right signposted to the church and 3 Nansawsan Terrace is easily located on the left hand side where a Philip Martin board has been erected.



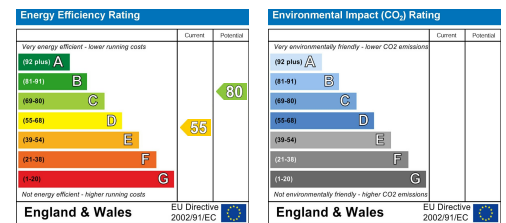


GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ. FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ. FT.
(34.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 876 SQ. FT. (81.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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