



FENTONLADOCK COTTAGE

LADOCK, TRURO.

TR2 4NH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip M



FENTONLADOCK COTTAGE LADOCK, TRURO TR2 4NH

MAGNIFICENT DETACHED MODERN HOUSE WITH ANNEXE AND OUTBUILDINGS

Located along a private farm lane on the outskirts of Ladock and enjoying pleasant rural views.

In a very convenient position with easy access to Truro, St. Austell and both coasts.

Stunning main house built to the highest of standards with attractive stone and cedar elevations. Beautifully presented with large light rooms all of which enjoy garden or countryside views. Four double bedrooms, master with en suite, kitchen/dining room, sitting room, utility, cloakroom, study and bathroom.

Luxurious detached two bedroom annexe with open plan kitchen, dining and sitting room, bathroom and utility. Perfect for a dependant relative or overflow accommodation. Large deck and sauna.

Superb detached timber outbuilding divided into two stables, tack room and store. Potential to create home offices, gym etc. Electric car charging point.

Geothermal underfloor heating in the main house, PV Solar and Tesla batteries - Incredibly low running costs.
Enclosed gardens and lots of parking.

A real gem - must be viewed to fully appreciate. Sold with no chain.
Freehold. Council Tax Band E. EPC - B

GUIDE PRICE £895,000

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



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

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Fentonladock Cottage is a fabulous detached house and separate detached annexe in a lovely rural setting on the outskirts of Ladock. Originally a modest farm workers cottage, it has been completely renovated and extended substantially and is now a very large and impressive house. It is extremely attractive with well proportioned accommodation over two floors with light and airy rooms and pleasant rural views. There are four double bedrooms and bathroom on the first floor, the master has an en suite shower room and large balcony that enjoys far reaching views. The ground floor includes a spacious hallway, large kitchen/dining room, sitting room, playroom/study, utility and shower room. The gardens have been landscaped and include a large terrace that runs along the rear of the house providing lots of sitting out space with fire pit and enjoys the countryside views. A new sewage treatment plant has been installed and a geothermal heating system along with photovoltaic panels with battery guarantees low running costs and reduces the carbon footprint. The house is approached from a quiet farm lane and this opens into a driveway with parking for several cars. A superb timber outbuilding with two stables, store room and tack room has recently been completed. This building is extremely versatile and has potential for many uses including a home office, therapy room, gym etc.

Across the access driveway is the detached annexe which has been built to the highest of standards and is beautifully presented. It is ideal for a dependent relative and perfect for overflow accommodation. There are two bedrooms, bathroom and fabulous open plan kitchen, dining and sitting room. There is an enclosed deck for sitting out and a wooden shed with sauna.

The property is sold with no chain and an internal viewing is essential.

LOCATION

Ladock is a thriving community approximately six miles east of Truro city. There is an excellent range of village facilities including public house, primary school, parish church and a modern village hall with regular clubs and activities. Probus is within a couple of miles where there are further facilities and Truro is renowned for its excellent shops as well as a good selection of bars, restaurants and main line railway link to London and the north. The property 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

HALLWAY

Stairs to first floor. Glazed double doors opening to kitchen/dining room. Storage cupboard housing the Tesla power bank controls and inverter for the photovoltaic panels.

KITCHEN/DINING ROOM

7.76 x 4.02 (25'5" x 13'2")

A light twin aspect room with two sets of bifold doors opening to front and side garden onto slate patio and enjoying lovely views over the surrounding countryside. Excellent range of shaker style kitchen units with granite worktops, double Belfast sink with mixer tap over. Integral appliances including Rangemaster cooker with induction hob and extractor hood over, dishwasher, microwave and warming drawer, space for American style fridge/freezer. Central Island unit with built in breakfast bar for six people, further storage below including cupboards, drawers and wine fridge. Spotlights. Walk in pantry cupboard with sliding door, slate floor and shelves.

INNER HALLWAY

Bi-fold doors opening to rear garden and onto a large slate patio, enjoying a sunny aspect. Door to:

LIVING ROOM

5.84 x 3.84 (19'1" x 12'7")

Feature fireplace incorporating wood burning stove with brick surround and shelves in firebreast recess. Two windows overlooking the front garden with window seats. Five wall lights. Television point. Glazed door opening into entrance hall, door to:



SNUG/OFFICE

2.70 x 4.51 (8'10" x 14'9")

Three windows to side and window overlooking the rear. Door into front undercover sitting area.

SHOWER ROOM

Low level w.c, vanity sink unit with double cupboards below and Tiled splashback. Fully tiled shower cubicle with folding doors, extractor fan, spotlights, frosted window to rear.

UTILITY ROOM

3.34 x 3.23 (10'11" x 10'7")

Glazed stable door leading into entrance hall. Two windows overlooking the rear garden. Worktops with drawers and storage below incorporating one and a half bowl sink and drainer, space and plumbing for washing machine and space for tumble dryer, extractor fan, spotlights. Stable door opening to:

UNDERCOVER SITTING AREA

Slate Paved floor. Opening onto front terrace. Light and power. Door to:

FIRST FLOOR

LANDING

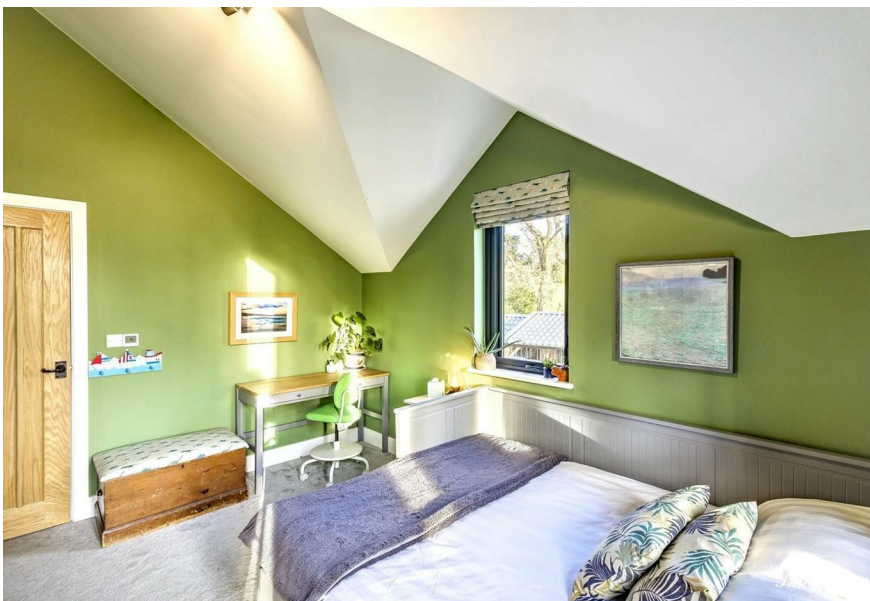
Window to front. Loft access with retractable ladder, Velux, light and power with potential to create additional accommodation. Second window to front. Airing cupboard with slatted shelves and light.

MASTER BEDROOM

4.64 x 4.26 (15'2" x 13'11")

A large, twin aspect room with windows overlooking the rear garden and French doors opening onto balcony with stunning countryside views. Built in wardrobe. Spiral stairs lead to raised sitting area with glass balustrade. Door to:

Philip Martin



EN-SUITE

2.92 x 1.76 (9'6" x 5'9")

A modern white suite with low level w.c, wash hand basin and double shower cubicle. Window to rear. Heated towel rail.

BALCONY

Glass balustrade. Ample space for sitting out and enjoying the views.

BEDROOM TWO

3.52 x 4.12 (11'6" x 13'6")

A large double bedroom with window to front with views of stables.

BEDROOM THREE

3.76 x 4.12 (12'4" x 13'6")

A twin aspect room with windows overlooking the rear buildings and enjoying views over the countryside and three feature windows to side also enjoying views.

BEDROOM FOUR

3.00 x 4.02 (9'10" x 13'2")

Window overlooking the rear garden.

FAMILY BATHROOM

2.40 x 2.40 (7'10" x 7'10")

Modern white suite comprising low level w.c, vanity sink unit with drawers below, bath with shower over, fully tiled surround and glass shower screen. Window to rear overlooking the rear garden. Heated towel rail, extractor fan, spotlights.

OUTSIDE

At the front is a deep porch with light and power and access into the entrance hall. The front garden is enclosed behind a solid stone wall with wooden fence over providing privacy. A very attractive slate paved patio runs along the length of the house and continues along the side to the rear garden. Outside lights. Pedestrian gate opens onto the driveway, garage, stables and annexe. At the side a second pedestrian gateway gives access to further parking for four cars. The slate patio continues to the rear garden passing bi fold doors opening into the kitchen/dining room so an excellent area for entertaining with lots of sitting out space. Included in the sale is the splendid breeze house for undercover dining with natural slate roof and chimney ready for a barbeque. Light and power is connected. A huge slate patio runs along the rear of the house with lots of sitting space overlooking the rear garden with purpose built fire pit and stone store with electric sockets - ideal for a drinks fridge! Deep flower beds with stone retaining walls are well stocked with roses and mature shrubs and plants. Steps lead down to the enclosed garden which is level lawn with further raised flower beds. A timber gate leads to the field, which is available by separate negotiation - further details from the agents.

THE ANNEXE

Planning permission granted for ancillary accommodation. The annexe shall only be occupied by members of the family or non-paying guests of the occupiers of the main house and not be used at any time as a separate residential unit of accommodation.

ENTRANCE HALL

Deep storage cupboard housing the electrics boiler etc. Loft access.

UTILITY ROOM

1.60 x 2.76 (5'2" x 9'0")

Window to front, worktop with space and plumbing for washing machine and space for tumble dryer below. Wall mounted units, heated towel rail. Extractor fan.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

5.00 x 5.50 (16'4" x 18'0")

A light, twin aspect room with two windows to rear, window to front and sliding patio doors leading onto the deck - all enjoying countryside views. Good selection of base and eye level kitchen units. One and a half bowl stainless steel sink/drainer with mixer tap over, integral dishwasher, range cooker with induction hob and matching extractor hood over, integral fridge, bin store, microwave and plate warming drawer. Television point.

BEDROOM ONE

3.20 X 2.75

Window to rear, spotlights, television point.

BEDROOM TWO

2.75 x 3.20 (9'0" x 10'5")

Window to rear, television point.

BATHROOM

2.76 x 3.20 (9'0" x 10'5")

White suite with low level w.c, wash hand basin with drawers below, bath with fully tiled surround, shower and glazed screen over. Frosted window to front, heated towel rail, electric shaver point.

OUTSIDE - RAISED DECK

Providing sitting out space enjoying views. Access to the sauna. Outside tap and lights. Quality Millboard decking. Outside shower.

OUTBUILDINGS

A tarmac driveway leads from the farm lane to the annexe and outbuildings with additional parking. Behind the stables is a wooden garden shed with light and power and insulated roof. The timber outbuildings are substantial and very dry with insulated roofs and all have light and power. Two stables, tack room and store with the filters for the private water system and electric roller door. Beyond the stables is an additional storage shed.

STABLE ONE - 3.95m x 3.42m

STABLE TWO - 3.95m x 3.42m

TACK ROOM/STORE - 4.00m x 3.42m

STORE - 4.00m X 2.60m - Filters for private water system. Electric roller door.

SERVICES

Mains electricity. Private bore hole water. Private drainage - water treatment plant. Geothermal underfloor heating.

N.B.

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

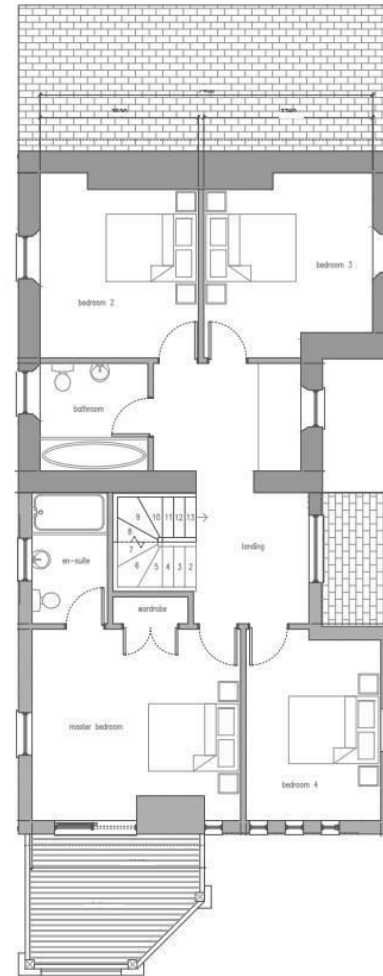
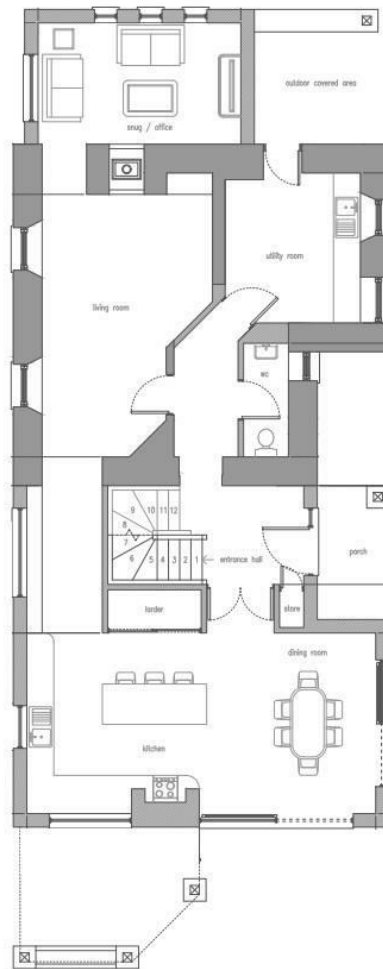
VIEWING

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.

DIRECTIONS

Proceed through Ladock from Truro on the B3275. Proceed for half a mile where Fentonladock Farm is identified on the right. Proceed up this lane and Fentonladock Cottage is the first house on the left hand side.

Philip Martin



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		97
81-91	B	84	
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin