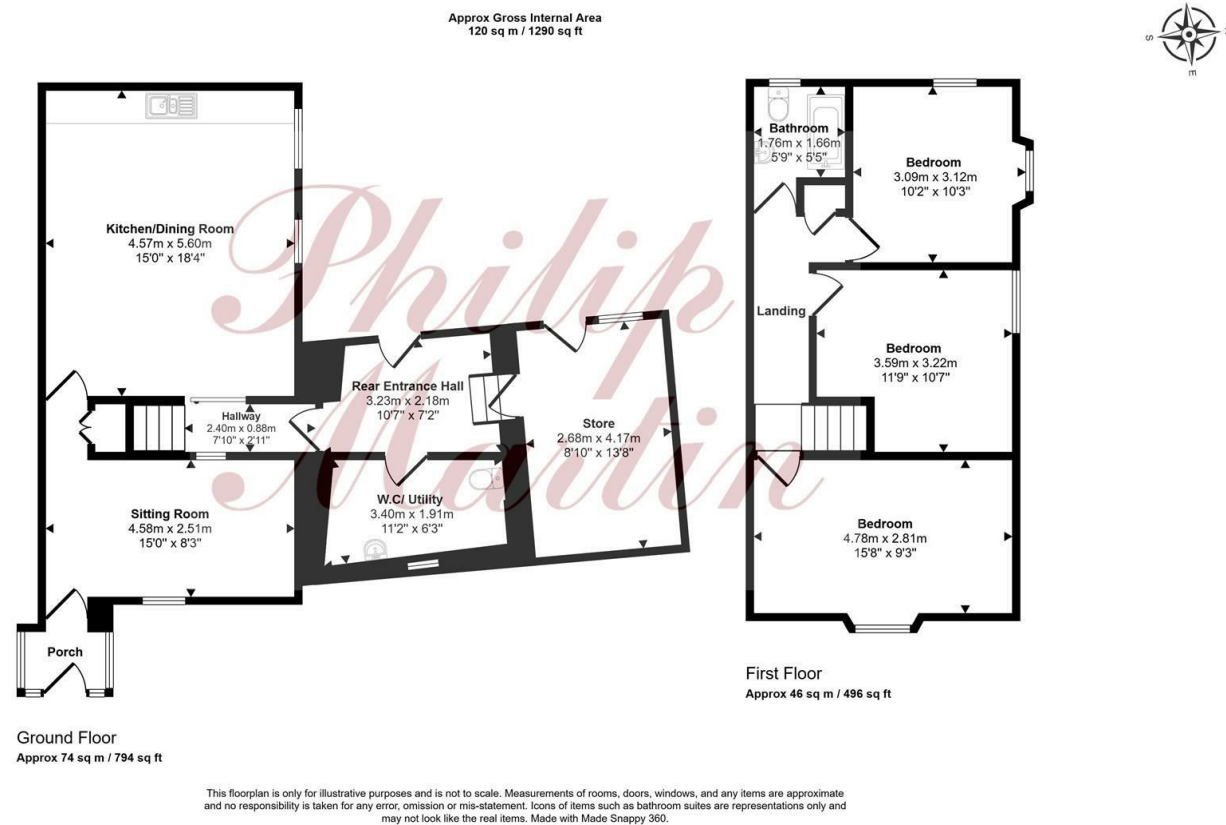


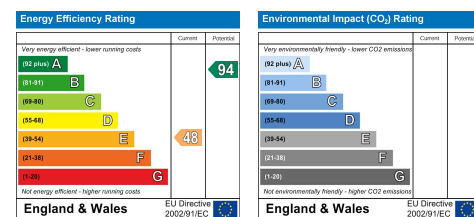
TRENDEAL, LADOCK



KEY FEATURES

- Substantial semi-detached cottage
- 3 bedrooms and bathroom
- Sitting room
- Store room
- Courtyards and potential for small garden
- Attractive setting in rural hamlet
- Spacious kitchen/livingroom
- utility/cloakroom
- Integral garage with potential to incorporate into accommodation
- Plenty of parking

ENERGY PERFORMANCE RATING



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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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2 TRENDEAL VEAN COTTAGES, TRENDEAL, LADOCK, TRURO, TR2 4NW SEMI-DETACHED COTTAGE IN UNSPOILED RURAL LOCATION

Substantial period property with enormous scope to remodel and further update. Lovely rural location in the hamlet of Trendeal just north of the village of Ladock. 3 bedrooms, bathroom, large kitchen/living room, sitting room, utility/cloakroom and store room. Integral garage with scope to integrate into the accommodation. Courtyard with plenty of parking and potential for small garden. Freehold. EPC - Band E. Council Tax - Band B.

PRICE GUIDE £315,000

GENERAL REMARKS AND LOCATION

Number 2 Trendeal Cottages is one of a small nucleus of properties forming the hamlet of Trendeal just over one mile north of Ladock village and set within a belt of richly wooded countryside. The cottage stands adjacent to the minor country road but has limited roadside presence due to the main aspect of the property focusing internally to its enclosed courtyard. Although being semi-detached the property has considerable independence from its neighbours being arranged on a "back to back" principle.

Trendeal is easily approached from Ladock village and signposted from the hamlet of New Mills (on the B3275). The city of Truro is only about 20 minutes by car (about 9 miles) and the A30, which can be accessed via Fraddon or Mitchell, provides easy access to all parts of the county. There is a pub, church, post office and primary school in Ladock whilst other facilities are available in neighbouring villages. The city of Truro is acknowledged to be the administrative and shopping centre of the county and boasts many of the national multiples, private and state schools and a mainline railway station.

THE COTTAGE

The cottage has been generally well maintained. It is predominantly of stone construction with the main two storey structure having a natural slated roof and the single storey section being sheeted. The south west elevation has recently been rehung with natural slate and external paintwork of the traditional doors and windows is in good order including the attractive period entrance porch. Whilst the internal accommodation is somewhat dated there are new electric heaters installed in most rooms. The layout of the accommodation is slightly unusual but there is considerable scope to remodel the format and possibly even extend into the integral garage (subject to any necessary consent).



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

GROUND FLOOR

ENTRANCE PORCH

a delightful period structure with part coloured glass and tessellated tiled floor. Door into:

SITTING ROOM

15'0" x 8'2" (4.58m x 2.51m)
with secondary glazed window, cupboard under the stairs and Dimplex Quantum electric radiator.

KITCHEN/LIVING ROOM

18'4" x 14'11" (5.60m x 4.57m)
a very spacious room with kitchen fitments along one wall comprising base cupboards, wall mounted storage cupboards and work surface with sink and drainer. Beam ceiling, Dimplex Quantum radiator and further storage heater. Two secondary glazed windows looking into the courtyard. LOBBY leading through to the rear hall and stairs to the first floor.

REAR ENTRANCE HALL

10'7" x 7'1" (3.23m x 2.18m)
a spacious area with door to the utility/cloakroom and steps up to the store room.

UTILITY/CLOAKROOM

11'1" x 6'3" (3.40m x 1.91m)
with wash hand basin and wc. Space with plumbing and power for washing machine.



STORE

13'8" x 8'5" (4.17m x 2.58m)
with multi-paned glazed door from the hallway and further door directly to the outside. Electric storage heater.

FIRST FLOOR

LANDING

with Dimplex Quantum radiator and Airing Cupboard containing insulated cylinder and electric immersion heater. Control and vent for PIV system (Positive Input Ventilation).

BEDROOM 1

15'8" x 9'2" (4.78m x 2.81m)
with secondary glazing and Dimplex radiator.

BEDROOM 2

11'9" x 10'6" (3.59m x 3.22m)
with electric panel heater, access to insulated loft space (400mm) and secondary glazed window.

BEDROOM 3

10'2" x 10'1" (3.12m x 3.09m)
with Dimplex panel heater and secondary glazed windows.

BATHROOM

5'9" x 5'5" (1.76m x 1.66m)
with suite comprising bath with shower over plus shower attachment, wash basin and wc. Primary glazed window and electric heated towel rail.

OUTSIDE

A vehicular gateway provides access from the road and

leads into a wide concreted area with parking for several vehicles and potential for a courtyard garden. This area also provides access to the integral GARAGE 14' x 9' which possibly could be incorporated with the adjacent store into the main accommodation.

From the main courtyard steps lead down to an inner walled courtyard where there is access to the house.

SERVICES

Mains electricity. Mains water (supplied from a shared private pipeline). Drainage to a shared private sewage treatment plant.

NB The electrical system and any appliances have not been tested by the agents.

DATA PROTECTION

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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 north out of Ladock village and after about half a mile take the left hand turning signposted to Trendeal. Continue along this country road for another half a mile and at the first road junction bear left again. On reaching the hamlet of Trendeal bear right where the cottage will be found on the left hand side.