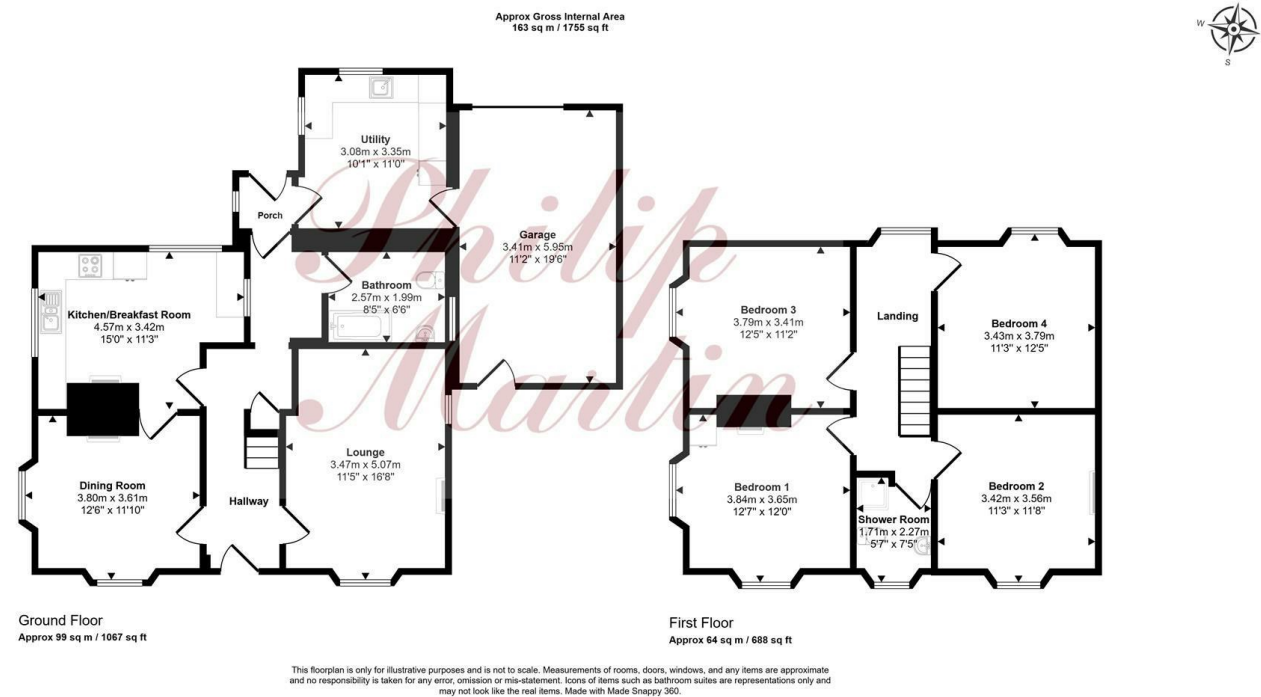


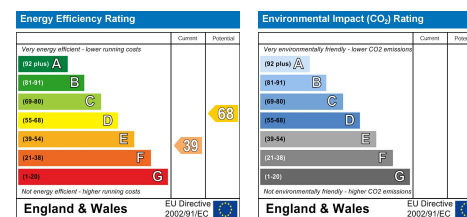
## LADOCK, TRURO



### KEY FEATURES

- 4 Double Bedrooms
- Dual Aspect Dining Room
- Utility
- Garage & Parking
- Established Gardens
- Lounge
- Kitchen/Breakfast Room
- Shower Room and Bathroom
- Double Glazed and Central Heating
- Beautifully Presented

### 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:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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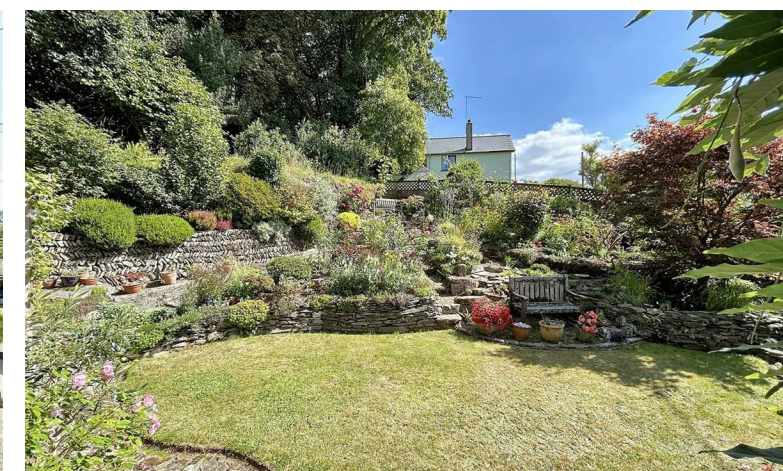
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### MILL HOUSE LADOCK, TRURO, CORNWALL, TR2 4PG

#### HANDSOME DETACHED FORMER MILL HOUSE

Situated in a quiet and tucked away position away from the main thoroughfare with ample parking and an integral garage, as well as landscaped and established gardens. The classic double fronted Cornish home is full of character with four bedroom accommodation which is light and spacious and all beautifully presented throughout. EPC - E. Council Tax - E

GUIDE PRICE £575,000



## GENERAL COMMENTS

Mill House is a detached Victorian house, double-fronted and full of character, set in a quiet and tucked-away position away from the main thoroughfare in the highly regarded village of Ladock, in the heart of Cornwall. The property is notable for the stone construction with mellow brick lintels and quoins all under a slate roof.

Offering over 1,750 sq ft of beautifully presented accommodation, the property is light, spacious and well maintained throughout. Built in 1880 as the Mill House for the adjacent former mill, this is a classic four-square layout, the first floor provides four generous double bedrooms and a family shower room. On the ground floor, the entrance hall leads to a large lounge, a dual-aspect dining room, a well-appointed kitchen/breakfast room, utility room and bathroom. The home benefits from oil-fired central heating and double-glazed windows whilst character features include high ceilings, stripped four panel wooden doors and several feature fireplaces.

Outside, there is ample parking for several vehicles in addition to a good-sized garage and a courtyard offers a spot for afternoon and evening sun, while the landscaped gardens to the front of the house are both private and established, enjoying a sunny aspect and a wonderful sense of seclusion.

## 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 a 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 HALL

Stairs to first floor, electric radiator and under stairs cupboard.

## LOUNGE

16'7" x 11'4" (5.07 x 3.47)

Dual aspect with windows to front and side. Feature fireplace (LPG) and radiator.

## DINING ROOM

12'5" x 11'10" (3.8 x 3.61)

A lovely light room with two windows to south and west aspects. A feature stone and brick fireplace. Door to kitchen.

## KITCHEN/BREAKFAST ROOM

14'11" x 11'2" (4.57 x 3.42)

A well appointed kitchen fitted with base and eye level units, sink and drainer inset. Hob, extractor hood, built in oven and grill and dishwasher. Feature fireplace with gas effect stove. Dual aspect with two windows.

## REAR HALL

Tiled floor and door to bathroom.

## BATHROOM

8'5" x 6'6" (2.57 x 1.99)

With obscured window to the garage. Vanity wash hand basin, w.c. bath with shower over and heated towel rail.

## REAR PORCH

Door and window to parking area. Stable door to utility.

## UTILITY ROOM

10'11" x 10'1" (3.35 x 3.08)

Believed to be the former Dairy for the original Mill. Windows to side and rear. Tiled floor, base and eye level units, worktop and Belfast sink. Space and plumbing for washing machine, freezer and tumble dryer. Door to garage.

## FIRST FLOOR

## LANDING

With a window to the rear aspect, radiator and access to loft. A large loft space, fully boarded, ideal for storage, hobby room or possible conversion subject to consents.



## BEDROOM 1

12'7" x 11'11" (3.84 x 3.65)

A wonderful dual aspect room with feature fireplace, radiator, and built in cupboards.

## BEDROOM 2

11'2" x 11'8" (3.42 x 3.56)

Window to front, radiator and feature fireplace.

## BEDROOM 3

12'5" x 11'2" (3.79 x 3.41)

Window to side and radiator.

## BEDROOM 4

12'5" x 11'3" (3.79 x 3.43)

Window to rear and radiator.

## SHOWER ROOM

7'5" x 5'7" (2.27 x 1.71)

Obscured window to front, heated towel rail, vanity wash hand basin, w.c. and shower.

## OUTSIDE

The property is approached via a tarmac driveway which offers parking for several cars and access to the garage. There is a small courtyard patio with a table and chairs, ideal for sitting out.

The front gardens are beautifully landscaped with Cornish stone hedging and walls and planted with an abundance of shrubs and plants. A side gate leads onto the road through the laurel hedge.

## GARAGE

19'6" x 11'2" (5.95 x 3.41)

Up and over garage door with pedestrian door to rear. Oil fired central heating boiler. Light and power connected.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. LPG for kitchen stove and lounge fire.

