

SUNNY BANK
NEW MILLS

LADOCK
TR2 4NJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



SUNNY BANK NEW MILLS LADOCK TR2 4NJ

THREE BEDROOM PROPERTY OCCUPYING EXTENSIVE
GROUNDS

Sunny Bank is a wonderful three bedroom character cottage situated in a semi rural location on the outskirts of Ladock. The property is immaculately presented and sits within over one acre of grounds.

In all, the accommodation includes; entrance hall, sitting room, study space, dining room, kitchen, utility room, cloakroom, three bedrooms and a bathroom.

There is a private driveway with ample parking, a garage and workshop, as well as multiple sheds and outbuildings. Pre-App planning advice has been previously sought for an infill dwelling with further details available from the sole agents.

A viewing is strongly recommended to appreciate the package that is on offer.

EPC - F. Freehold. Council Tax - C.

GUIDE PRICE £499,999

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

Sunny Bank is a three bedroom semi detached characterful cottage situated in a semi rural location on the outskirts of Ladock. A fantastic opportunity to purchase a wonderful family home in a convenient location; the cottage is within a short drive of the amenities on offer with both Ladock and Fraddon including public house and primary school, as well as access to the A30 to reach wider Cornwall. The property is beautifully presented throughout and oozes period features including a wood burning stove and an oil fired AGA. In all, the accommodation comprises; entrance porch, entrance hallway, study area, sitting room, dining room, kitchen, utility room and a cloakroom to the ground floor with three bedrooms and a bathroom to the first floor. There is a GARAGE and WORKSHOP, along with multiple OUTBUILDINGS including timber sheds, greenhouse and a pond. A path meanders throughout the gardens exploring all the separate areas with access leading to the woodlands, level lawn, raised flowerbeds and a vegetable plot. A private patio area provides a great space to sit out and enjoy the sunny aspect.

NEW MILLS

New Mills is a small hamlet one mile north of the village of Ladock. There are no village facilities in New Mills however; 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, post office and superb village hall with regular clubs and activities. The dwelling falls within the catchment of the well renowned The Roseland Academy secondary school; which is a great benefit. Proboscis 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.

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, post office and superb village hall with regular clubs and activities. Proboscis 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):

GROUND FLOOR

ENTRANCE PORCH

A very useful area with a stable door overlooking the front garden. Window to side and door into;



ENTRANCE HALLWAY

With stairs rising to the first floor and exposed ceiling beams. Under stairs cupboard as well as a pantry cupboard.

STUDY

Fitted desk unit situated in the hallway area providing a useful home office space.

SITTING ROOM

4.40 x 3.62 (14'5" x 11'10")

A dual aspect room with two windows to front aspect overlooking the

front garden with a side door out onto the patio area. A fantastic feature fireplace with exposed brickwork, timber lintel and slate hearth houses a wood burning stove. Exposed ceiling beams.

DINING ROOM

4.32 x 3.60 (14'2" x 11'9")

Proceeding down the corridor and down a step into the dining room with again, two windows to the front. There is an oil fired AGA in situ and useful cupboard space to the side. Exposed ceiling beams and tiled flooring proceeds into;

Philip Martin



KITCHEN

5.31 x 2.07 (17'5" x 6'9")

Exposed ceiling beams and tiled flooring proceeds throughout the kitchen which comprises; a range of base level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer unit with space and plumbing for a dishwasher. Electric cooker with extractor fan over. Window to rear and door into;

UTILITY ROOM

4.43 x 2.07 (14'6" x 6'9")

Space and plumbing for washing and tumble dryer. Space for a fridge/freezer. Two windows and door to rear and door into;

CLOAKROOM

Pedestal hand wash basin and low level W.C. Window to side.

FIRST FLOOR

LANDING

Window to rear, electric radiator and doors into;

BEDROOM ONE

4.40 x 3.23 (14'5" x 10'7")

Dual aspect room with two windows to front and window to rear. Fitted wardrobes and electric heater.

BEDROOM TWO

3.88 x 2.87 (12'8" x 9'4")

Window to front aspect. Electric radiator.

BEDROOM THREE

4.23 x 2.07 (13'10" x 6'9")

Window to rear aspect, fitted cupboard and electric radiator.

BATHROOM

3.21 x 1.76 (10'6" x 5'9")

Spacious bathroom with both a shower cubicle with electric Mira shower and a bath. Vanity hand wash basin with cupboards under and low level W.C. Heated towel rail and window to front.

AIRING CUPBOARD

Useful cupboard with shelving for storage.

OUTSIDE

The gardens at Sunny Bank are a true delight. Accessed via its own private driveway, this leads up to the gravelled parking area for multiple vehicles, as well as the garage and workshop. There are multiple sections to the grounds, including a private patio area, a woodland, large level lawn and plenty of raised flower / vegetable beds; here is where you can find a greenhouse and multiple timber sheds providing fantastic storage options.

GARAGE / WORKSHOP

9.30 x 4.81 (30'6" x 15'9")

A substantial garage / workshop unit with a concrete base and supplied with power. A very versatile space that could be converted subject to the necessary planning consent.

PRE-APP ADVICE

In 2017, pre-application advice from the Cornwall Council was sought with regards to an infill dwelling. This response was positive and further information can be sought from the sole agents.

SERVICES

Mains electric and water. Private drainage. Oil fired AGA.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

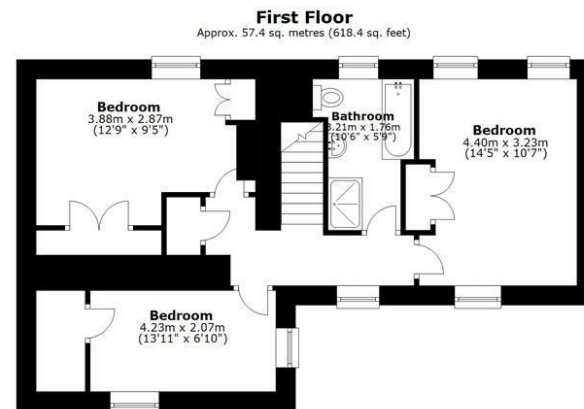
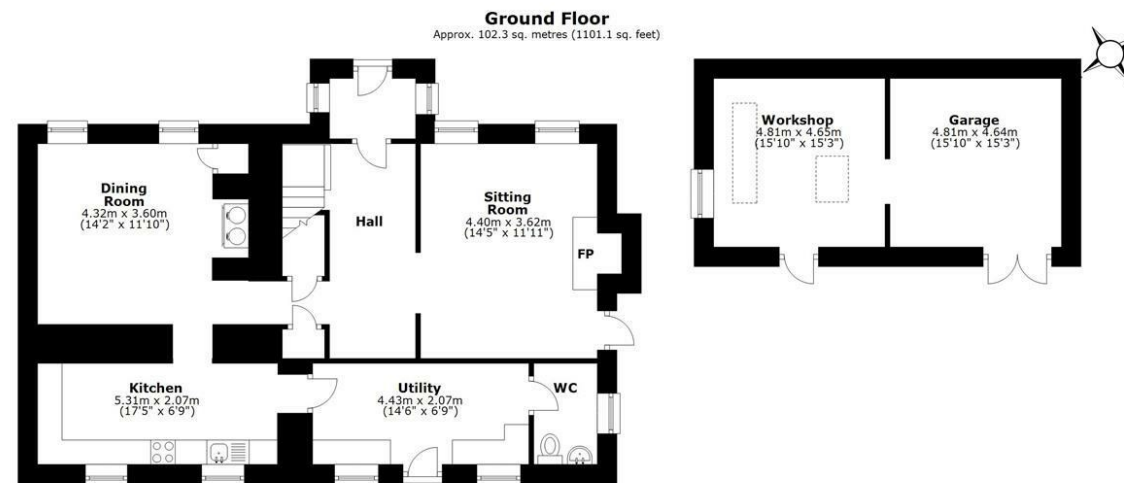
From Truro proceed in an easterly direction on the A390 and after leaving Tresillian look out for a left hand turning onto the B3275 signposted to Ladock. Proceed through Ladock in to New Mills and Sunny Bank can be found after a short distance on the left hand side where a Philip Martin board has been erected.

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.

DATA PROTECTION

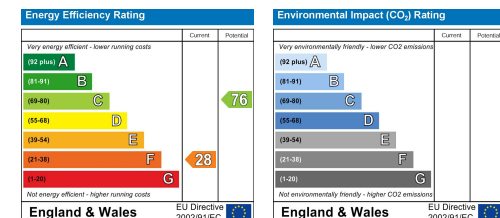
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



Total area: approx. 159.7 sq. metres (1719.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustration purposes only and should be used as such.
Plan produced using PlanUp.

Sunny Bank, New Mills



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