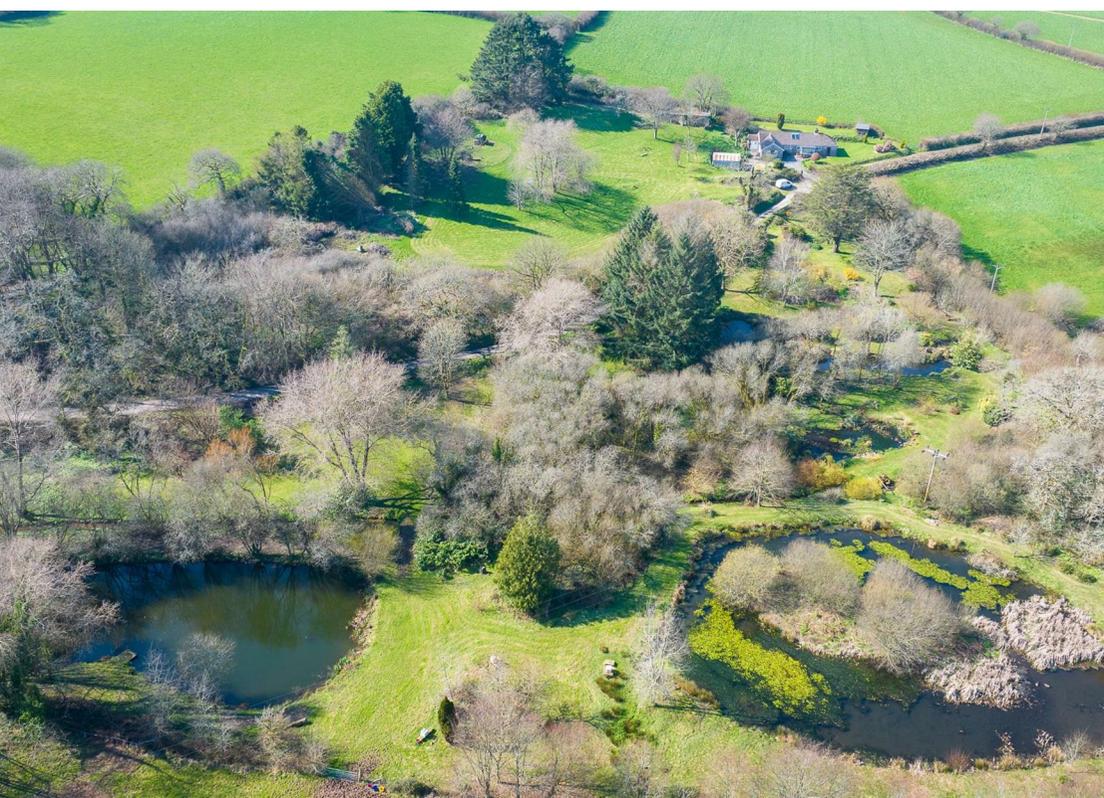




BEECHLEIGH
LADOCK, TRURO,
TR2 4QD

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



BEECHLEIGH

LADOCK TRURO

TR2 4QD

DETACHED BUNGALOW WITH TWELVE ACRES OF LAND
INCLUDING MAGNIFICENT GARDENS AND PADDOCKS

In a quiet rural setting enjoying far reaching countryside views and within easy reach of Truro, St Austell and both coasts.

Three/Four bedrooms - Master with en suite bathroom, sitting room (or fourth bedroom), lounge/dining room, garden room, kitchen, utility, front sun porch, cloakroom and bathroom.

Amazing gardens and grounds including formal gardens with several ponds and many mature trees, shrubs and plants.

Ten acres of pasture - ideal for equestrian and hobby farming.

Detached double garage. Further outbuildings/tractor shed. Lots of parking. Electric heating. Solar thermal panels for hot water.

First time to the market ever! A very rare opportunity.

Due to the construction likely suitable for cash buyers only. No Chain.

Freehold. Council Tax Band D. EPC - E

GUIDE PRICE £595,000

Philip Martin

PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Beechleigh is a truly unique and very special property located in a secluded, but very accessible, rural position between the popular villages of Probus and Ladock. The property comprises a detached bungalow with fabulous gardens, grounds and land that extends to approximately twelve acres. The gardens and grounds are a sheer delight with an array of established shrubs, trees and plants, together with several ponds, and it is a natural haven for wildlife. The land is mature pasture, recently grazed by sheep and perfect for equestrian use or hobby farming. The bungalow has evolved over the years with several extensions and now offers spacious accommodation and a large foot print. The original section is a Cornish Unit so the property is unlikely to be mortgageable so only suitable for cash purchasers. The accommodation extends to approximately 1,685 square feet and includes three/four bedrooms, the master with en-suite, kitchen, large lounge with dining area, garden room, further lounge (or fourth bedroom), front sun porch, utility room, bathroom and additional w.c. A tarmac drive provides parking for four cars and there is a detached double garage. The country lane divides the property with the bungalow and 2.6 acres on one side and 9.2 acres on the other side with the ponds, garden and larger field. Generous gardens surround the bungalow and above is an enclosed sloping field with stables. The whole property enjoys a sunny aspect and the setting is very peaceful with lots of private areas.

LOCATION

Beechleigh is located in the parish of Probus and is half way between the villages of Ladock and Probus. Ladock village is a thriving community with facilities including a public house, church, primary school and modern village hall, offering many activities and clubs. There are more extensive facilities and shops in Probus which is approximately two miles away including an excellent farm shop, public house, church, doctors surgery and very regular bus service to Truro (approximately eight miles away). Beechleigh lies almost equal distance of both north and south Cornish coasts and is only four miles from the main A30, the arterial route providing access throughout the entire county.

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

ENTRANCE SUN PORCH

Windows facing east, enjoying the morning sun and lovely views over the surrounding countryside. Glazed door opening to:

ENTRANCE HALLWAY

Electric wall mounted heater, built in storage cupboards, doors to sitting room and kitchen/breakfast room. Loft access, boarded with light and window.

LOUNGE

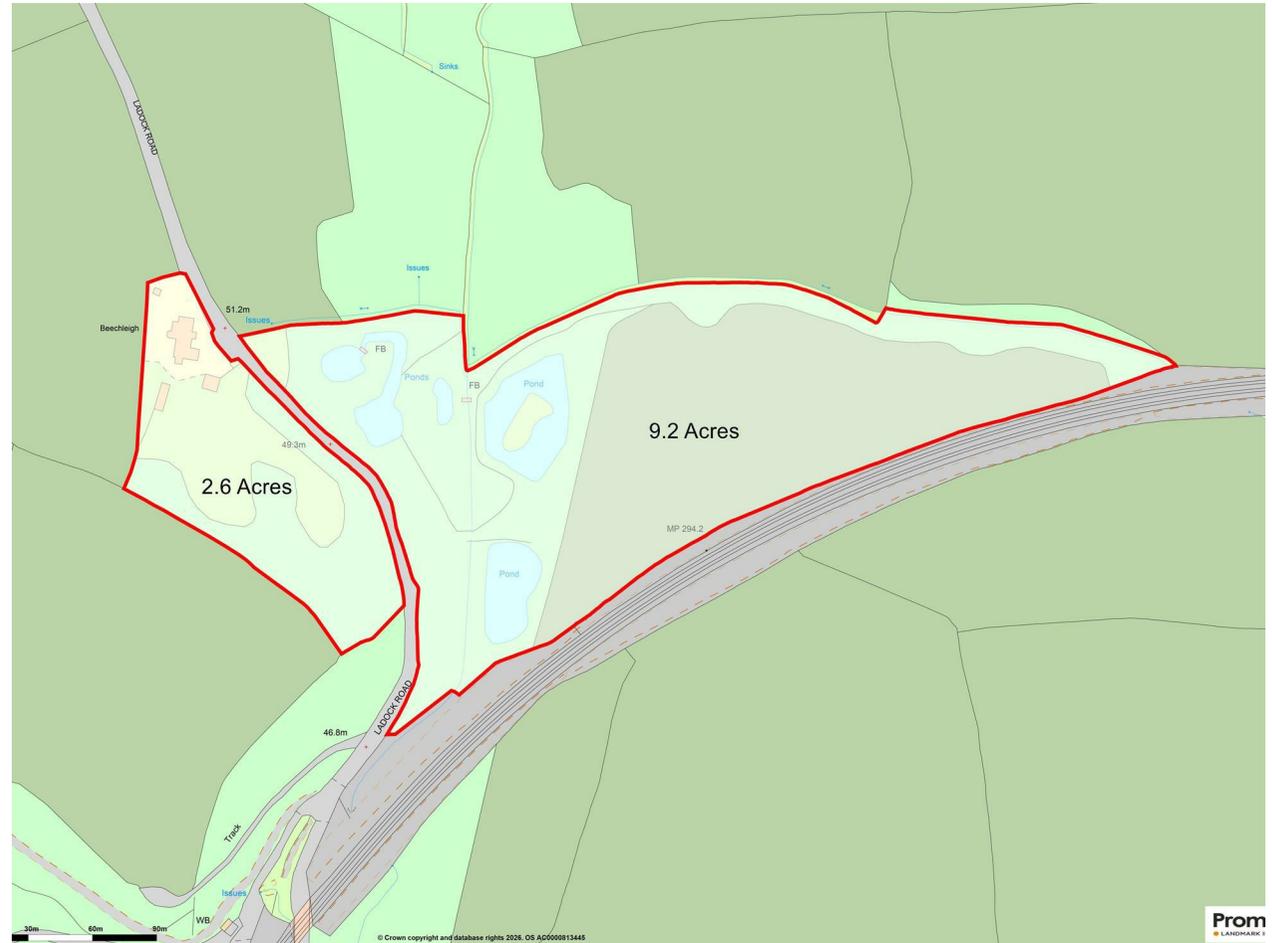
4.39 x 4.24 (14'4" x 13'10")

Feature fireplace incorporating woodburning stove with a local stone hearth and wood mantle. Two windows overlooking the rear garden enjoying the afternoon and evening sun. Wall mounted electric heater, television point.

DINING AREA

3.45 x 2.29 (11'3" x 7'6")

Sliding patio doors opening to the garden room. Wall mounted electric heater.



GARDEN ROOM

4.00 x 2.95 (13'1" x 9'8")

Enjoying views over the rear garden and the afternoon and evening sun. Glazed door opening onto the patio with lots of sitting out space.

KITCHEN/BREAKFAST ROOM

2.80 x 3.40 (9'2" x 11'1")

Window to front enjoying the lovely rural views. Selection of base and eye level kitchen units. Solid fuel Rayburn (not currently used). Leisure double electric oven with ceramic hob and extractor over. Two circular stainless steel sinks with mixer tap over, solid wood worktops. Full length storage cupboard. Partly glazed door opening to:

UTILITY

2.73 x 2.23 (8'11" x 7'3")

Door opening into the front garden, picture window overlooking the side garden enjoying unobstructed countryside views. Space and plumbing for washing machine and space for tumble dryer. Door opening to:

W.C.

Low level w.c, wash hand basin with tiled splashback. Electric fuse board. Extractor fan.

From entrance hall doors to office, bathroom and:



BEDROOM ONE

3.45 x 4.18 (11'3" x 13'8")

Window overlooking the rear garden and sun terrace. Electric wall mounted heater.

BATHROOM

1.72 x 1.95 (5'7" x 6'4")

A fully tiled room with low level w.c, pedestal wash hand basin, corner bath with shower attachment over, frosted window to front, heated towel rail, electric fan heater.

OFFICE

2.73 x 3.18 (8'11" x 10'5")

Opening from the entrance hallway. Window to front enjoying the rural views. Telephone point, electric heater. Door to:

BEDROOM TWO

4.40 x 2.93 (14'5" x 9'7")

Window overlooking the rear garden and sun terrace enjoying the evening sun. Wall mounted electric heater. Built in wardrobe. Door to:

EN-SUITE

2.80 x 2.20 (9'2" x 7'2")

Low level w.c, pedestal wash hand basin, panel bath with tiled surround. Separate shower cubicle with fully tiled surround and electric shower over. Frosted windows to front and rear. Heated towel rail, extractor fan, light with electric shaving point, loft access.

BEDROOM THREE

3.19m x 3.07m (10'5" x 10'0")

Glazed doors opening to side sitting area enjoying the afternoon and evening sun. Wall mounted electric heater. Built in wardrobe.

LOUNGE/BEDROOM FOUR

4.90m x 3.45m (16'0" x 11'3")

A light, triple aspect room with three windows overlooking the front and side, enjoying the morning sun. High window to side, Electric wall mounted heater.

OUTSIDE

Beechleigh is approached from the country lane that connects Ladock and Probus. A tarmac drive provides parking for four cars with access to the:

DOUBLE GARAGE

5.54 x 6.25 (18'2" x 20'6")

Two electric roller doors. Light and power. Outside water tap.

GARDENS AND GROUNDS

Mature gardens surround Beechleigh including lawns and many mature shrubs and plants providing colour and interest. The bungalow faces due east and enjoys the morning sun at the front and the afternoon and evening sun at the rear. The front garden is



mainly lawn with Cornish stone retaining walls, several large camellias and feature willow. The lawn continues along the side to the rear where a terrace provides lots of sitting out space accessed from the garden room so perfect for outside dining and enjoying the evening sun. The rear garden backs onto fields and is extremely private and sheltered.

On the opposite side of the lane is a further garden that has been landscaped and is truly magnificent. There are a number of ponds that attract lots of wildlife and birds including moorhens, ducks, Canada geese, heron and even a Kingfisher has been spotted. There are many specimen shrubs, trees and plants that have been added over the years creating this natural oasis which is very special.

LAND

The land is divided by the country lane that leads from Probus to Ladock and in addition to the formal gardens includes two paddocks. The smaller field extending to just over two acres is located to the southern side of the bungalow and has recently been grazed by sheep. The vendors have their chickens here and former wooden stables are currently used for storage. There are far reaching views from this land. The larger paddock is beyond the ponds and is currently grazed by horses. This field is approximately seven acres and is enclosed within a natural hedge and fenced boundary.

SERVICES

Mains water and electricity. Private drainage. The mains water is metered at the property and comes via the neighbouring farm.

N.B.

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

VIEWING

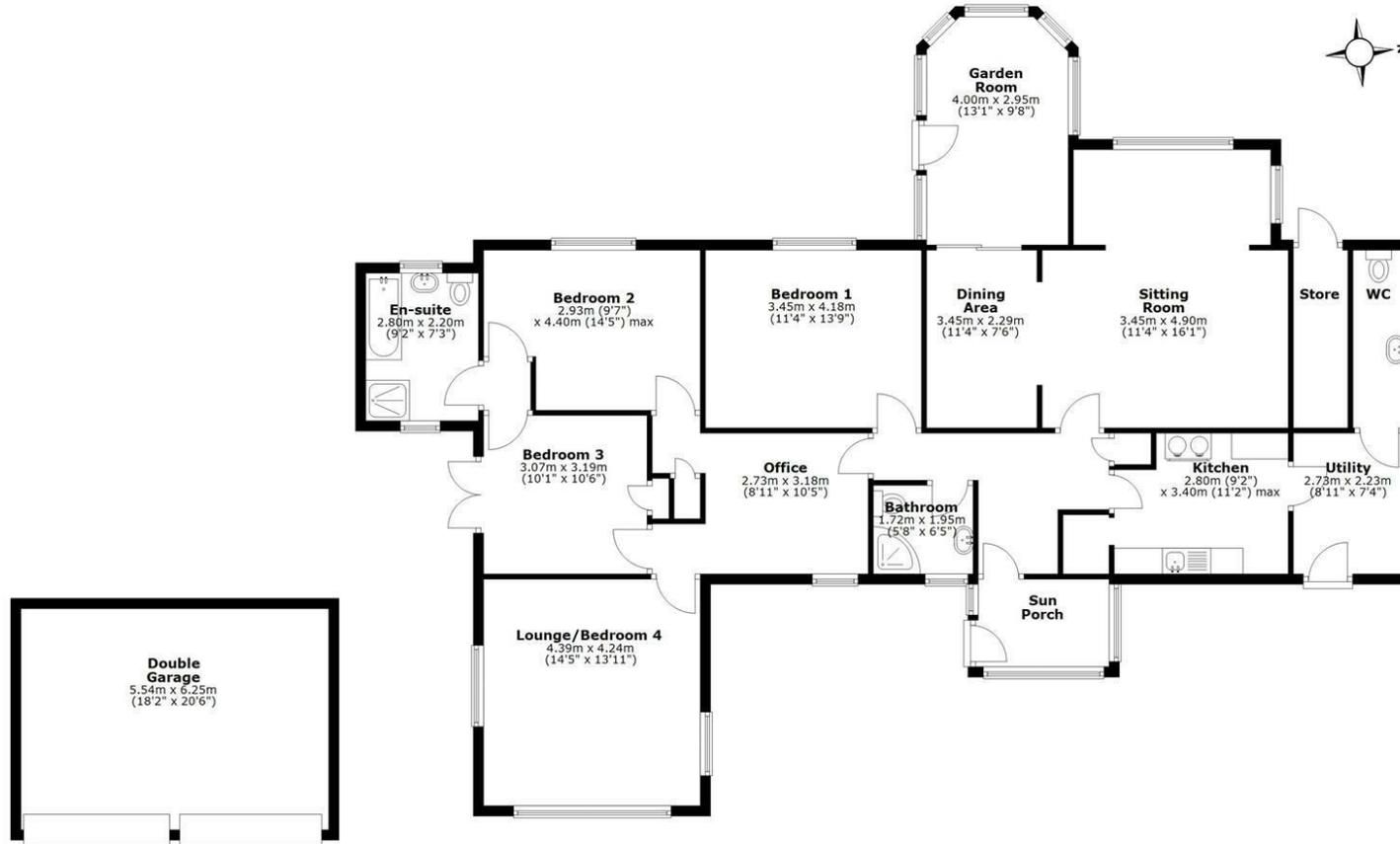
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 bypass and at the Trewithen roundabout turn left into the village. Pass over the mini-roundabouts and look out for the right-hand turning sign posted Chapel Street just before the fish and chip shop. Continue down Chapel Street, and follow the road past the primary school. Continue along this road for approx. 1 mile and the property will be easily located on the left hand side just after the railway bridge.

Ground Floor

Approx. 190.0 sq. metres (2045.6 sq. feet)



Total area: approx. 190.0 sq. metres (2045.6 sq. feet)

Beechleigh, Ladock

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
		86	41
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC





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