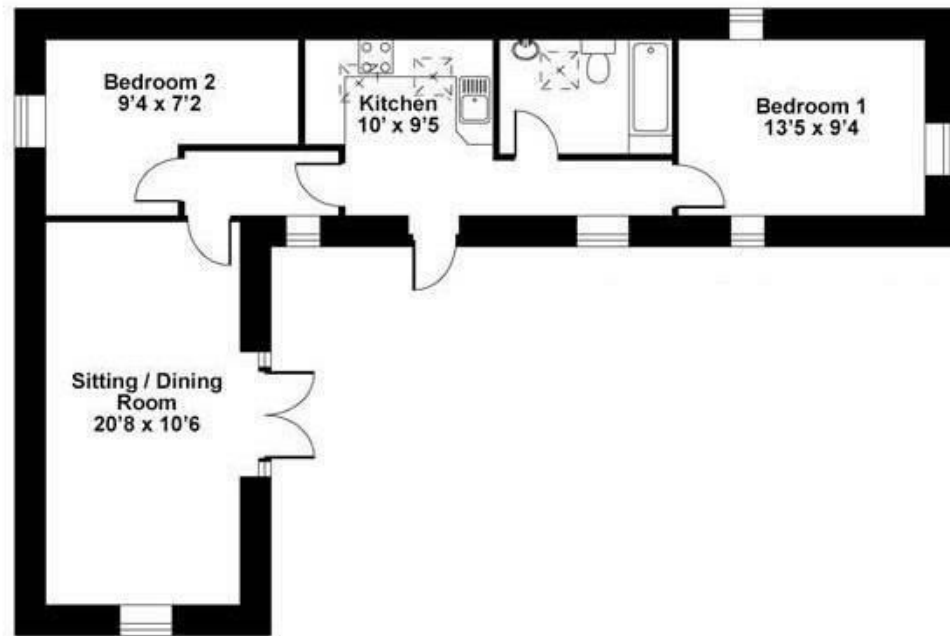


NR. LADOCK

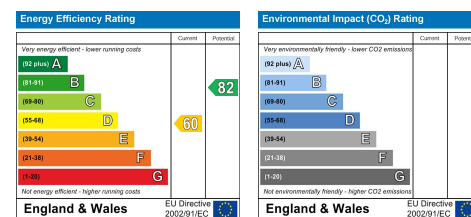
Skyber



KEY FEATURES

- Two Bedrooms
- Kitchen
- Private Enclosed Gardens
- Oil Fired Central Heating
- Large Wooden Outbuilding
- Sitting/Dining Room
- Bathroom
- Far Reaching Rural Views
- Parking For Two Cars
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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SKYBER, TREGEAR, LADOCK, TRURO, TR2 4NX DETACHED CONVERTED BARN IN QUIET RURAL SETTING

Beautifully presented and enjoying fabulous far reaching views over the surrounding countryside . Two double bedrooms, sitting/dining room, kitchen and bathroom. Level enclosed gardens backing onto fields and enjoying a sunny aspect and good privacy. Parking for two cars. Ample space to erect a garage if required (subject to consent). Large wooden outbuilding with light and power. Oil Fired central heating. No Chain. Freehold. EPC - D. Council Tax B. Internal viewing essential.

GUIDE PRICE £395,000

GENERAL COMMENTS

Skyber is a very attractive detached single storey barn conversion, located in a quiet rural setting on the outskirts of Ladock. The barn is beautifully presented and retains much charm and character with pleasant views over the garden and countryside beyond. Skyber is a former holiday let with full residential permission and will make a wonderful full time home for buyers looking to live in a peaceful rural location with easy access to Truro and both coasts. The accommodation includes: large lounge/dining room, fitted kitchen, bathroom and two double bedrooms. It has independent access from the minor country lane and parking for several cars. There is a very private enclosed garden. The barn is double glazed with oil central heating. It is sold with no onward chain. An internal viewing is essential.

LOCATION

Skyber enjoys a peaceful rural setting and is located on the outskirts of Ladock and is ideally situated for quick commuting into Truro city whilst the main A30 is also within easy reach. Newquay airport is within a twenty minute drive. The village of Ladock is just over a mile away and is a thriving community with facilities including public house, parish church, primary school and modern village hall offering many activities and clubs. Truro city is approximately seven miles with its excellent shopping centre, fine restaurants, private and state schools, historic cathedral, flagship Marks and Spencer, Waitrose and Cornish Food Hall. There is also a mainline railway link to London (Paddington) and the Hall for Cornwall provides year round entertainment.

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

ENTRANCE HALL



KITCHEN

10' x 9'5 (3.05m x 2.87m)
Excellent range of base and eye level kitchen units. Worktops with tiled splashback and one and a half bowl stainless steel sink and single drainer. Electric hob with extractor hood over. Integral appliances including electric oven, fridge/freezer, washing machine and dishwasher. High vaulted ceiling with skylights. Slate flagged flooring with under floor heating. The kitchen is open-plan to the entrance hallway.

INNER HALLWAY

Window overlooking the front garden and decking, slate flooring with under floor heating, part-vaulted ceiling. Doors to bedroom two and:

SITTING/DINING ROOM

20'8 x 10'6 (6.30m x 3.20m)
A light, twin aspect room with two partially glazed wooden French doors, with matching screens on either side opening onto and overlooking the front decking. A further pair of twin opening double glazed windows in the gable end provide garden and countryside views. High-vaulted ceiling, slate flagged floor with under floor heating. Television point.

BEDROOM ONE

13'5 x 9'4 (4.09m x 2.84m)
A light, triple aspect room with large windows on three sides, enjoying wonderful countryside views. High-vaulted ceiling. Under floor heating. Built-in cupboard housing the under floor heating manifolds.

BATHROOM

A part tiled room with white suite comprising panel bath



with shower over and glazed shower screen, low level wc, pedestal wash hand basin with wall-mounted mirror with inset lighting to the sides. Slate flagged flooring with under floor heating. High-vaulted ceiling with Velux window.

BEDROOM TWO

9'4 x 7'2 (2.84m x 2.18m)
Vaulted ceiling and high window providing plenty of natural light. Under floor heating.

OUTSIDE

The property is approached from a quiet country lane and a five bar gate opens into a gravel driveway that provides parking for a couple of cars. There is ample space to erect a garage if required (subject to consent). Access to:

WOODEN OUTBUILDING

20' x 12' (6.10m x 3.66m)
Light and power. Double doors, side window. Concrete base.

GARDENS

The level gardens are enclosed within natural hedge boundaries and enjoy a sunny aspect and good degree of privacy. There are several lawns and a gravel path leads from the parking area through the garden to the barn. A large deck provides lots of sitting out space accessed from the sitting room and main entrance, perfect for relaxing and enjoying the fabulous views.

SERVICES

Mains electricity. Private water and drainage. Oil fired central 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

From Truro proceed in an easterly direction along the A390 and after leaving Tresillian turn left signposted Ladock on the B3285. In the centre of the village almost opposite the Falmouth Arms public house turn left and continue on this road for approximately two miles, Skyber Barn will be found on the right hand side opposite Tregear Farmhouse.