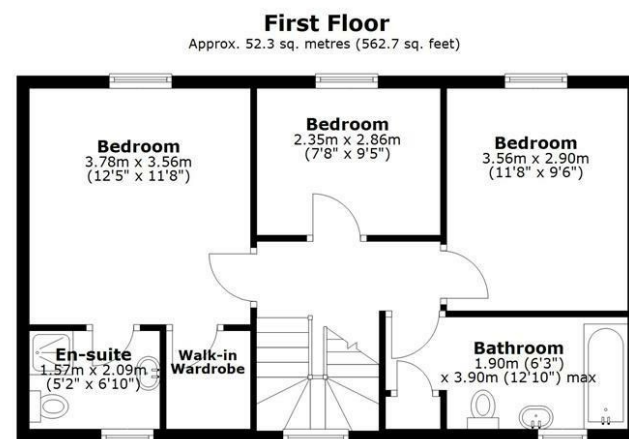
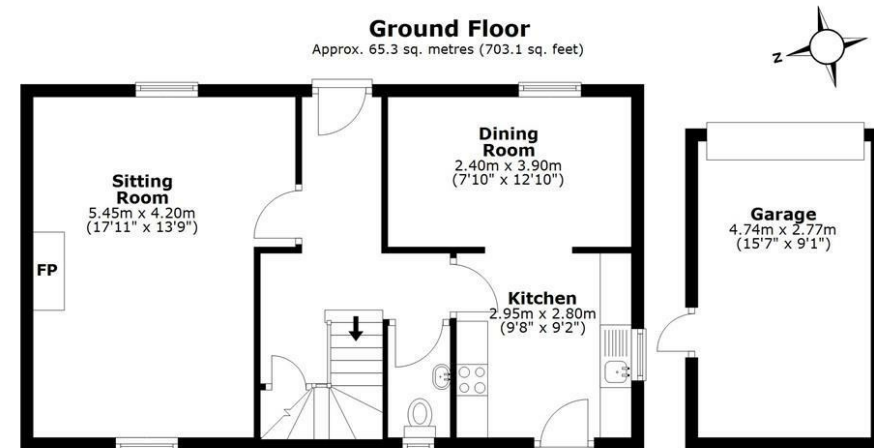


LADOCK

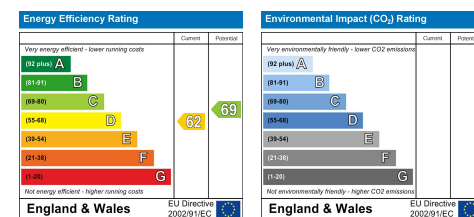


Total area: approx. 117.6 sq. metres (1265.9 sq. feet)
Rose Hill Cottage, Ladock

KEY FEATURES

- Three Bedrooms
- Sitting Room
- Cloakroom
- Parking For Three Cars
- Oil Central Heating
- Master En Suite
- Kitchen/Dining Room
- Bathroom
- Detached Garage
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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ROSEHILL COTTAGE, LADOCK, TRURO, TR2 4PQ DETACHED MODERN HOUSE IN QUIET VILLAGE SETTING

Built in a traditional style with well proportioned rooms and easily manageable garden.

Three bedrooms - master with en suite and walk in wardrobe.

Sitting room, kitchen/dining room, bathroom and cloakroom.

Small front and rear gardens. Parking for three cars. Detached garage.

Double glazing. Oil fired central heating.

No chain. Freehold. Council Tax Band D. EPC - D.

GUIDE PRICE £395,000

GENERAL COMMENTS

Rosehill Cottage is a very attractive detached modern house located in a quiet, tucked away position within the sought after village of Ladock. The house was built in 2000 to a very high standard with concrete block cavity walls and with high level of insulation resulting in low running costs. The accommodation includes three bedrooms and bathroom on the first floor, the master bedroom has an ensuite. The ground floor has a very well proportioned sitting room, kitchen/dining room, cloakroom and entrance hallway. All of the windows are double glazed and there is oil fired central heating. Outside is a private rear and side garden, driveway parking for two cars and a single garage.

LOCATION

Ladock is a thriving community approximately six miles east of Truro city. Village facilities include public house, primary school, parish church and superb village hall with regular clubs and activities. Probus is within a couple of miles where there are further facilities and Truro which is renowned for its excellent shops and fine selection of bars, restaurants and main line railway link to London (Paddington). The house is also ideally located for access to the south and north coast and Newquay airport is approximately thirteen miles to the north.

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

ENTRANCE PORCH

Slatted seats and door opening to:

ENTRANCE HALLWAY

Exposed wooden floors, turning staircase to first floor. Huge window on half landing to rear allowing plenty of natural light. Radiator, Under stairs storage cupboard.



SITTING ROOM

17'10" x 13'9" (5.45m x 4.20m)
A well proportioned twin aspect room with windows overlooking the front and rear gardens. Two radiators. Feature open fireplace with granite hearth and cast iron fire. (Currently not used). Television point and satellite connection.

KITCHEN/DINING ROOM

17'6" x 12'9" narrowing to 9'2" (5.35m x 3.90m narrowing to 2.80m)
Wood effect base and eye level units. Freestanding double oven with ceramic hob and extractor fan over. Worktops with tiled splashbacks incorporating one and a half bowl sink and single drainer with mixer taps over. Space and plumbing for washing machine and dishwasher. Worcester oil fired combination boiler. Window to side and rear. Stable door opening to rear. Dining area with window to front and radiator.

CLOAKROOM

Low level w.c, wash hand basin, radiator, extractor fan, window to rear with blind.

FIRST FLOOR

Landing with exposed wood floors. Loft access.

MASTER BEDROOM

12'4" x 11'8" (3.78m x 3.56m)
Window overlooking the front with views over Ladock Valley, the village and countryside and woodland beyond. Radiator. Walk-in wardrobe with hanging space, shelves and light. Door to:



EN - SUITE

6'10" x 5'1" (2.09m x 1.57)
Low level w.c, pedestal wash hand basin with tiled splashback, mirror and light with electric shaving point over, single shower cubicle with panelled surround and sliding glass doors. Window to rear. Radiator.

BEDROOM TWO

11'8" x 9'6" (3.56m x 2.90m)
Window to front with views over the village. Radiator.

BATHROOM

12'9" x 6'2" (3.90m x 1.90m)
A white suite comprising low levels w.c, pedestal wash hand basin with tiled splashback, panel bath with shower attachment and tiled surround, radiator. Window overlooking the rear. Extractor fan. Airing cupboard with slatted shelves.

BEDROOM THREE

9'4" x 7'8" (2.86m x 2.35m)
Windowing to front with village views. Radiator.

OUTSIDE

Along the front is a level lawned garden enclosed behind a dense, mature hedge boundary with various mature shrubs and plants, providing privacy and protection from neighbours. A Tarmac driveway provides parking for three vehicles. A path leads from the driveway to the front porch. There are deep flowerbed borders along the front elevation, also stocked with mature shrubs and plants and roses and a small level lawn is located on the eastern side of the house and this area is enclosed within a low level wall. Paving runs around to the rear where there is a good size gravel area providing sitting out space with

access into the kitchen. Outside lights and pedestrian door leads into the garage. Plastic oil tank for the central heating.

DETACHED GARAGE

15'6" x 9'1" (4.74m x 2.77m)
Light and power. Metal up and over garage door, concrete floor. Useful storage in the roof.

SERVICES

Mains water, electric and drainage are connected. Oil 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

Proceed into the village of Ladock from the Truro direction and turn left opposite the Falmouth Arms public house. Proceed over the bridge and turn left and the house is located on the right hand side after a short distance where a Philip Martin board has been erected.