

THE COTTAGE AT BISSICK OLD MILL

LADOCK, TRURO,
CORNWALL TR2
4PG



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE COTTAGE AT BISSICK OLD MILL

LADOCK TRURO
CORNWALL TR2 4PG

DETACHED STONE COTTAGE WITH PARKING & SOLD
WITH NO CHAIN

Situated in a delightful location close to the centre of the village yet away from the main thoroughfare and being elevated the property enjoys an open outlook with a sunny courtyard style garden at the front.

GUIDE PRICE £250,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

The Cottage at Bissick Old Mill is a detached stone cottage which is situated in a delightful location within this sought after village. The property is located in an elevated position away from the main thoroughfare just behind the former 17th Century watermill in the centre of Ladock. The cottage is offered for sale with no chain and vacant possession.

THE PROPERTY

The cottage offers an open plan living space on the ground floor with a lounge, kitchen and dining room with exposed beamed ceiling and a fireplace with a wood burning stove. to the first floor there are two bedrooms and a bathroom. The property also benefits from an LPG gas central heating system and, the property also has two allocated parking spaces.

LADOCK

Ladock is within a mile and has village facilities and the property is strategically positioned for quick access to the A30, Newquay airport and both coasts. The Roseland Peninsula with its wonderful sandy beaches is within twenty minutes drive.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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



OPEN PLAN LIVING SPACE

6.57m x 3.93 (21'6" x 12'10")

The living space is open plan with the kitchen to one side of the stairs and the sitting/dining room to the other.

KITCHEN

Radiator, stone flooring, a range of wall and floor units with rolled edge work surfaces over single drainer stainless steel sink with mixer tap, double glazed opaque window to side, single glazed small paned door to front, dimmer switch, spotlighting, built in oven hob, hood, fridge, freezer and washing machine.

Philip Martin



SITTING ROOM

Stone flooring, exposed beamed ceiling, fireplace with multi fuel burner, small paned single glazed windows and door to patio area, staircase in the centre of the room leading to the first floor.

FIRST FLOOR

BEDROOM ONE

3.93 x 2.43 (12'10" x 7'11")

Single glazed window to front with radiator.

BEDROOM TWO

3.93 x 1.85 (12'10" x 6'0")

Radiator, single glazed window to front. Built in cupboard.

BATHROOM

3.0 x 1.78 (9'10" x 5'10")

Heated towel rail, vanity unit with wash hand basin, mixer tap, low level WC, shaver point, single glazed window to front, bath with mixer tap and hand spray attachment, access to loft.

OUTSIDE

Immediately to the front of the property is a patio area and the property is approached by steps leading from the allocated parking spaces. To the side of the property is a further lawned area with a range of plants and shrubs. The property has two allocated parking spaces.

AGENTS NOTE

We understand that there is a restriction on the property which prevents the

property from being used for holiday letting.

SERVICES

Mains water, drainage and electricity. LPG gas 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.

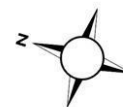
DATA PROTECTION

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.

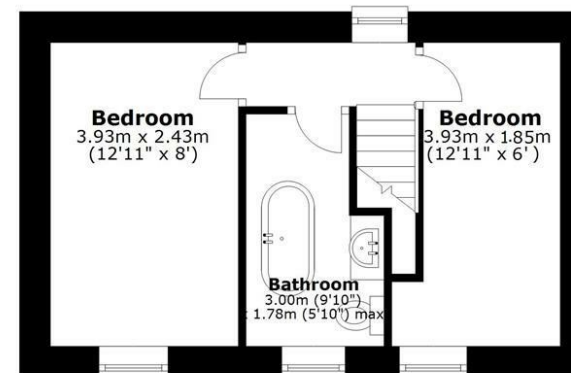
DIRECTIONS

From Truro head in an easterly direction on the A390 and take the left hand turning signposted to Ladock. Proceed into the village and turn right just before The Falmouth Arms and Bissick Old Mill is on the left. The Cottage is located just behind the old mill.

Ground Floor
Approx. 25.8 sq. metres (277.9 sq. feet)



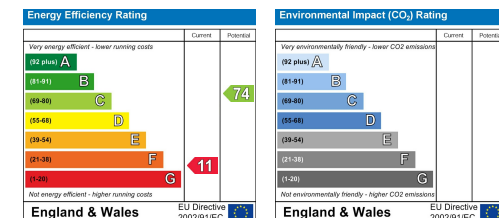
First Floor
Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

The Cottage, Bissick Old Mill, Ladock



Philip Martin





PHILIP MARTIN

Truro 01872 242044 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS