



NANKILLY FARM

LADOCK, TRURO,

TR2 4PS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



NANKILLY FARM

A TRULY GORGEOUS DETACHED COUNTRY HOUSE WITH TWELVE ACRES OF GARDENS AND LAND

South facing and set in over four acres of manicured gardens and level pasture on the periphery of the village and enjoying fabulous far reaching countryside views.

In a private position and located at the end of a very long and impressive entrance drive leading over the front paddock - a fantastic approach to this imposing house.

Beautifully presented and substantially extended by the current owner in a traditional style with large, well proportioned rooms, most being twin aspect and enjoying far reaching countryside views. Luxurious kitchen and bathrooms, engineered oak flooring in most rooms.

A huge house extending to just over 8000 square feet (745 square meters).

Five bedrooms (three en suite), kitchen/breakfast room with Aga, four reception rooms, study, bathroom, utility room, cloakroom. Oil-fired central heating.

Large mature gardens surround the house with wonderful trees, shrubs and plants. Huge south facing sun terrace. Detached triple garage, workshop, store and lots of parking.

Eight acres of land divided into two paddocks and substantial agricultural shed 60' x 45'.

Three detached converted barns (two 3 bedrooms and one 2 bedroom) and 107 acres available by separate negotiation - Further information from the sole agents.

Sold with no chain. Freehold. Council Tax Band E. EPC - C

GUIDE PRICE £1,750,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Nankilly Farm is arguably one of the most impressive houses within the Truro to St. Austell area. The property was purchased by the current owner in 2013 and has been completely refurbished and extended substantially to a very high standard. It really is a stunning detached country house, the type and size that is almost impossible to find - the accommodation extends to over 8000 square feet. The house was completely re-wired with new plumbing along with oil central heating at this time. The impressive side and rear extensions form symmetrical projecting wings to the original long rectangular farmhouse to form a classic "U" shape of impressive proportions, all of which enjoy uninterrupted views over its own land to undulating countryside beyond. The house has very high levels of insulation and double glazing resulting in an excellent energy performance rating. It is ideal for family living.

The accommodation includes five double bedrooms, bathroom and additional sitting room on the first floor. Three bedrooms have en suite bathrooms. The ground floor includes an impressive kitchen/breakfast room with Aga, dining room, sitting room, lounge, study, rear hall, utility room and cloakroom. All of the rooms enjoy pleasant garden and countryside view and have quality engineered oak flooring except the kitchen and bathrooms which are tiled.

The property stands at the end of a very long entrance drive and is surrounded by impressive mature gardens and grounds.



LOCATION

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 and superb village hall with regular clubs and activities. Probus is within a couple of miles of where there are

further facilities including an excellent farm shop. The Cathedral city of Truro is within six miles 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.

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

ENTRANCE HALL

23'9" x 39'5" (7.25m x 12.02m)

A magnificent entrance hall and a fine introduction to the house. Two large sash windows overlooking the front gardens and along the impressive entrance drive. Two sets of wide double doors open into the dining room and sitting room. Staircase leads to the first floor with storage cupboard below.

SITTING ROOM

30'8" x 18'11" (9.35m x 5.78m)

A large, very well proportioned twin aspect room with windows overlooking the front garden and side. Feature fireplace incorporating wood burning stove with a granite hearth, surround, and mantle. Beautifully engineered oak flooring. Television and satellite points. Three radiators. Double doors opening to:

STUDY

18'11" x 15'7" (5.78m x 4.75m)

Another twin aspect room with windows overlooking the rear garden enjoying far reaching countryside views and to the side. Engineered oak flooring. Television and telephone points.

DINING ROOM

30'4" x 18'7" (9.25m x 5.68m)

A fabulous third reception room which is well proportioned and twin aspect with two windows overlooking the front garden and



two sets of French doors opening onto the south facing sun terrace. Feature fireplace incorporating wood burning stove with substantial granite hearth, surround and mantel. Three radiators. Engineered oak flooring. Ornate ceiling corning. Double doors open into:

KITCHEN/BREAKFAST ROOM

36'6" x 14'9" (11.13m x 4.52m)

A magnificent dual aspect room, perfect for family living and entertaining. Three windows overlooking the rear garden enjoying countryside views beyond. French doors opening onto the south facing sun terrace allowing plenty of natural light to flood the room. Tiled floor. Two radiators. Excellent range of shaker style base and eye level units with solid wood worktops. Four oven oil fired Aga with electric Aga companion. Double Belfast sink, Miele integral appliance including dishwasher, fridge/freezer and dishwasher. Substantial range of full height storage cupboards run along the entire width of the kitchen. Spotlights. Extractor fan. Door to:

REAR ENTRANCE HALL

A very spacious hall with doors to rear porch, entrance hall, cloakroom and utility room. Tiled floor, radiator.

REAR PORCH

Rear porch enjoying the morning sun and plenty of room for sitting out. Glazed door leading to the rear garden and windows enjoying the views.

CLOAKROOM

Low level w.c, pedestal wash hand basin with mirror over. Window to rear. Heated towel rail. Extractor fan.

UTILITY ROOM

11'10" x 6'6" (3.63m x 2.00m)

Base level kitchen units, Belfast sink, space and plumbing for washing machine and tumble dryer. Tiled floor, radiator. Grant oil fired central heating boiler. Two unvented hot water tanks. Window to rear.

FIRST FLOOR

SITTING ROOM

24'2" x 22'8" (7.39m x 6.93m)

This unique reception area allows a peaceful retreat and windows from this elevated position enjoy views over the rear garden and countryside surrounding Nankilly Farm. Freestanding woodburning stove on a slate hearth. Skylights over the stairs allow natural light to flood into the ground floor.

MASTER BEDROOM

31'5" x 18'11" (9.60m x 5.77m)

A huge twin aspect master suite with four windows overlooking the front and side gardens. Walk in wardrobe. Door to:

EN-SUITE

14'1" x 10'8" (4.31m x 3.27m)

A spacious bathroom with windows to the side and rear enjoying the far reaching countryside views. Large bath with mixer tap and shower attachment, separate shower with glass screen, vanity sink unit, low level w.c. Electric shaver point. Window blinds. Tiled floor. Heated towel rail, radiator.



BEDROOM TWO

24'3" x 16'3" (7.40m x 4.96m)

Two windows to the front overlooking the gardens and rural landscape beyond. Two radiators. Door to:

EN-SUITE

16'1" x 7'1" (4.92 x 2.18)

Another very large en-suite with low level w.c, vanity sink unit, bath and separate shower. Heated towel rail. Extractor fan. Airing cupboard with slatted shelves and loft access.



INNER LANDING

A separate landing allows access to bedrooms four and five in addition to the shared bathroom. Radiator.

BEDROOM FOUR

18'10" x 15'5" (5.75m x 4.72m)

A very light, dual aspect room enjoying fabulous views over the surrounding countryside and garden. Radiator.

BATHROOM

13'1" x 11'8" (4.01m x 3.56m)

A large family bathroom with tiled flooring and partially tiled walls. Large bath with mixer tap above and tiled surround. Low level w.c, vanity sink unit with tiled splashback and mirror. Electric shaving point. Separate walk in shower with glass screen and fully tiled surround. Window to side with blinds. Spotlights. Extractor fan.

BEDROOM FIVE

18'10" x 16'10" (5.75m x 5.15m)

A bright and well proportioned double bedroom with twin aspect windows to the side and rear enjoying rural views. Radiator.

BEDROOM THREE

18'4" x 14'7" (5.60m x 4.47m)

Window to rear enjoying far reaching countryside views. Two radiators. Doors lead to:

EN-SUITE

16'2" x 14'11" (4.93m x 4.55m)

A white suite with low level w.c, vanity wash hand basin, large bath with overhead shower and glazed shower screen. Tiled floor, heated towel rail. Window to rear aspect with blinds. Spotlights. Extractor fan.

OUTSIDE

Nankilly Farm is approached over a very long entrance drive which is a fantastic approach to this imposing country house. The drive continues past the house to a huge parking area with access into the detached triple garage.

The gardens and grounds are a sheer delight and surround the dwelling being mainly lawn interspersed with many specimen trees, shrubs and plants. A large south facing sun terrace accessed from the kitchen and dining rooms provides plenty of sitting out space, perfect for outside entertaining. The front paddock and gardens extend to approximately four acres, there are far reaching views over the surrounding countryside.

TRIPLE GARAGE

40'4" x 20'3" (12.31m x 6.18m)

Three electric garage doors. Side pedestrian door, Light and power. Door to:

WORKSHOP

27'10" x 9'10" (8.50m x 3.01m)

Window to side. Light and power.

STORE

Double doors to side. Light and power.

LAND

The land is in a separate block and is in addition to the more formal four acres of gardens and grounds that surround the house. The land extends to approximately eight acres of pasture divided into two fields

and is located behind the house. The land is perfect for equestrian use and hobby farming forming part of a larger estate. The land and agricultural shed has separate access a short distance away from the house and includes a further raised lawn and vegetable garden.

There is further 113 acres of land available (the total farm extends to approximately 125 acres) and three converted barns available by separately. Further information from the agents.

AGRICULTURAL SHED

60' x 45' (18.29m x 13.72m)

A very useful cattle shed. Light and power.

SERVICES

Mains water and electric are connected. Private drainage with sewage treatment plant. 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.

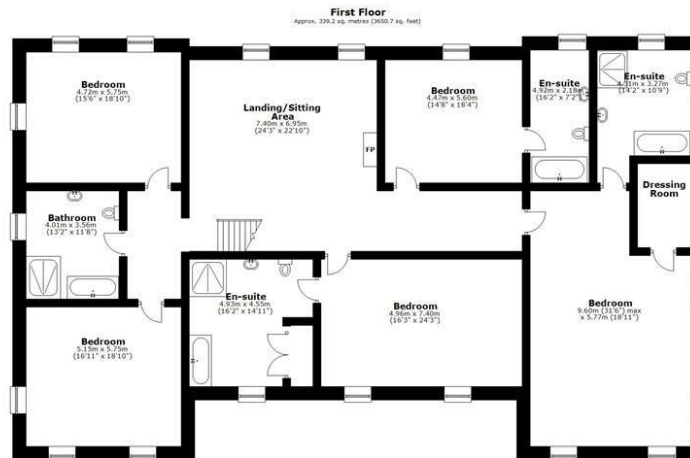
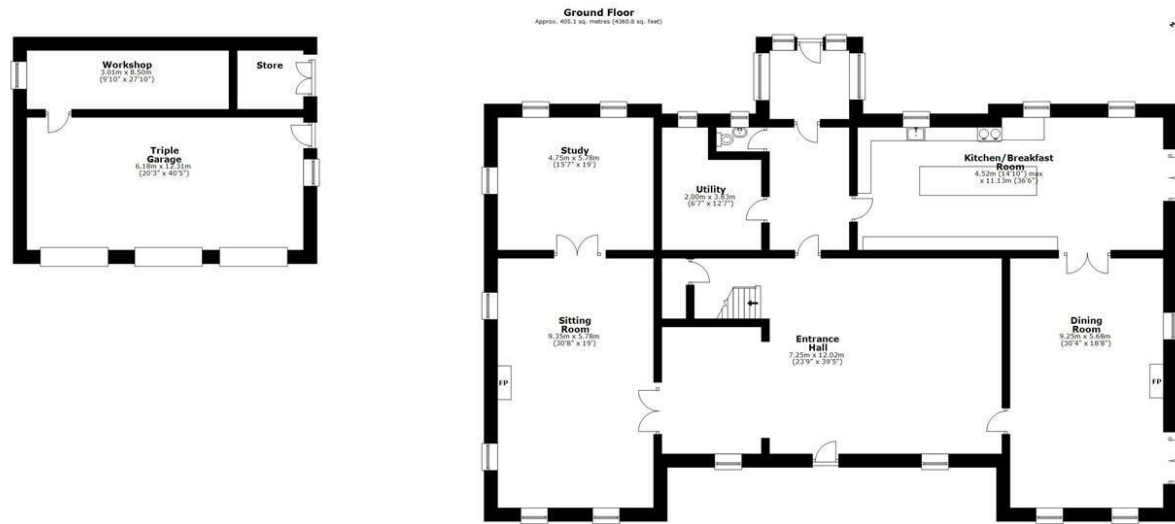
DIRECTIONS

Nankilly is clearly signposted from the B3275 road just east of Ladock village. Follow this road and at the T Junction turn left and the entrance into Nankilly Farm is easily identified on the right hand side.

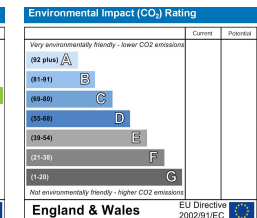
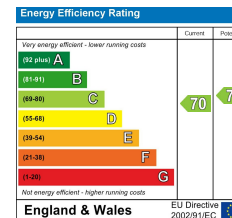




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Total area: approx. 744.3 sq. metres (8011.5 sq. feet)
Nankilly Farm, Ladock







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