



MIDDLECOTT

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# MIDDLECOTT

## LADOCK

### TR2 4PU

#### STUNNING EXTENDED HOME

Situated in a delightful location on the edge of the village enjoying lovely views to the rear.

Presented to a very high standard throughout and extended in recent years with an open plan living space.

Spacious lounge and three bedrooms and bathroom.

Single garage and parking.

GUIDE PRICE £337,500

*Philip Martin*

#### PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

Situated in an enviable position on the edge of the village, this property enjoys delightful views over the surrounding countryside to the rear. Immaculately presented throughout, the home has been extended in recent years to create a superb open-plan living area, seamlessly blending modern style with practicality.

The heart of the home is the contemporary kitchen and dining space, which flows into a bright garden room with bi-folding doors opening onto the gardens, creating an impressive and unexpectedly spacious environment. This versatile extension also features a combined utility room and cloakroom. Additionally, the property offers a generous lounge, three well-proportioned bedrooms, and a family bathroom, making it an ideal home for both modern living and entertaining.

## LOCATION

Ladock is a thriving community approximately six miles east of Truro city. There is an excellent range of village facilities including public house, primary school, parish church and a modern village hall with regular clubs and activities. Probus is within a couple of miles where there are further facilities and Truro is renowned for its excellent shops as well as a good selection of bars, restaurants and main line railway link to London and the north. The property is ideally located for access to the south and north Cornish coasts and Newquay airport is approximately thirteen miles to the north.

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

### HALL

Front door, space for cloaks and shoes. Stairs to first floor and under stairs cupboard.



### LOUNGE

4.58 x 3.72 (15'0" x 12'2")

Window to front, feature electric fireplace and radiator.

### KITCHEN/DINING ROOM

5.72 x 3.11 (18'9" x 10'2")

A modern fitted kitchen with a range of base and eye

level units, worktop over, sink and drainer inset. Integrated appliances include, hob, oven, microwave, fridge/freezer and dishwasher.

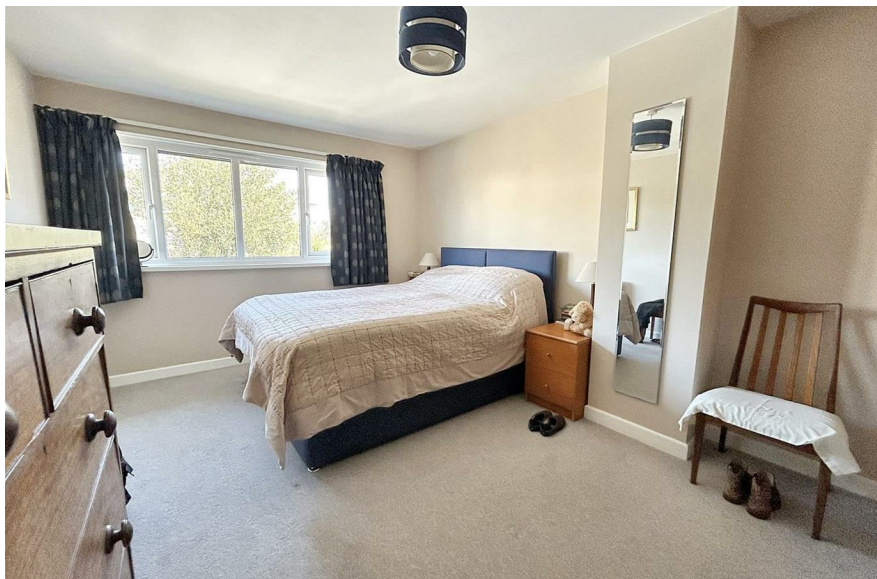
### GARDEN ROOM

3.73 x 2.65 (12'2" x 8'8")

With bi-folding doors opening to the rear garden enjoying views over the field beyond.

*Philip Martin*





#### UTILITY/CLOAKROOM

2.55 x 0.85 (8'4" x 2'9")

Space and plumbing for washing machine and tumble dryer. W.C and wash hand basin.

#### FIRST FLOOR

##### LANDING

Airing cupboard with shelving.

##### BEDROOM 1

4.69 x 3.14 (15'4" x 10'3")

Window to front and space for wardrobes.

##### BEDROOM 2

3.11 x 3.08 (10'2" x 10'1")

Window to rear enjoying the views.

##### BEDROOM 3

2.39 x 2.35 (7'10" x 7'8")

Window to front.

##### BATHROOM

2.52 x 2.15 (8'3" x 7'0")

A modern white suite comprising bath with shower over, w.c., wash hand basin with obscured window to the rear.

##### OUTSIDE

To the front of the property there is a parking area with a path leading through the front lawned garden.

To the rear, a decked area opens from the garden room with a lawn extending to the second decked terrace, perfect for sitting out.

There is water and electricity connected outside at the rear of the property.



#### GARAGE

Up and over door.

#### SERVICES

Mains water, drainage and electricity.

#### 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.

#### COUNCIL TAX

Band C.

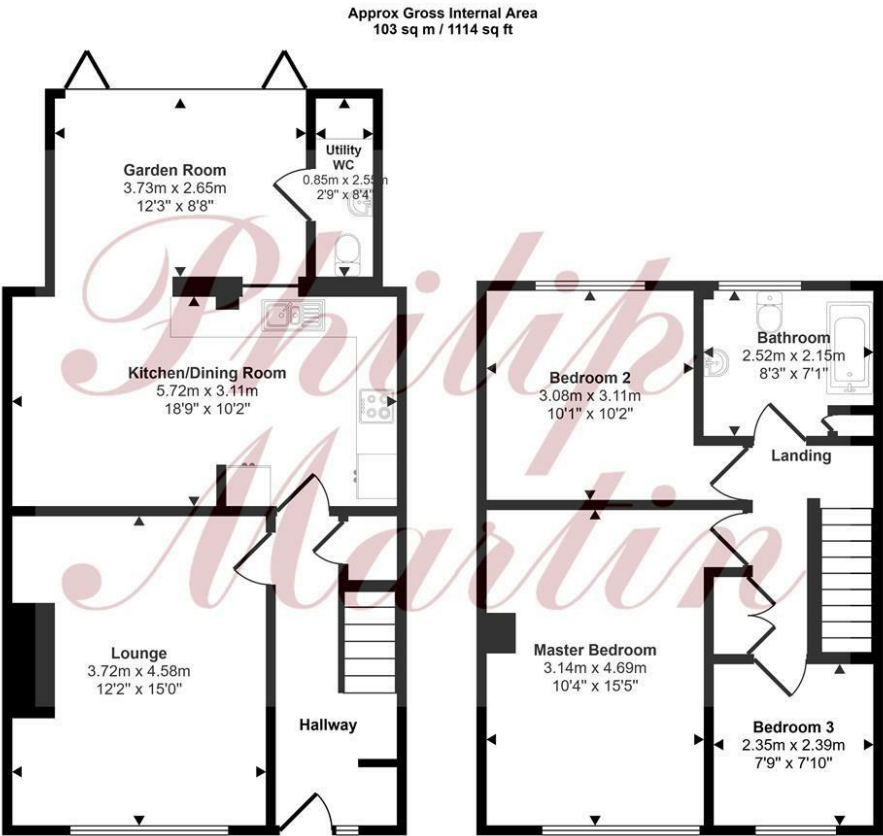
#### TENURE

Freehold

#### DIRECTIONS

From Truro take the A390 eastwards towards St Austell and follow signs to Ladock. In the village, take the first turning to the right towards Ladock Church, ignoring the turning to Probus and take the next turning on the left signposted to Ladock Church. The property can be found on the left hand side of the road.





Ground Floor  
Approx 58 sq m / 628 sq ft

First Floor  
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 plus                                     | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 49-54                                       | E |                         |           |
| 41-48                                       | F |                         |           |
| 35-40                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92 plus   | A |                         |           |
| 81-91   | B |                         |           |
| 69-80   | C |                         |           |
| 55-68   | D |                         |           |
| 49-54   | E |                         |           |
| 41-48   | F |                         |           |
| 35-40   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |









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