



# SILVER VALLEY COTTAGE

LADOCK, TRURO

TR2 4QG

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS





Silver Valley  
Cottage



# SILVER VALLEY

## LADOCK, TRURO, TR2 4QG

BEAUTIFULLY PRESENTED DETACHED PERIOD  
COTTAGE BORDERING A RIVER WITH LARGE  
MATURE GARDENS AND SHEPHERDS HUT

Truly individual and extremely quirky with many fabulous  
features and one acre garden.

Four bedrooms, master with en suite shower room, living  
room, kitchen/dining room, playroom/home office,  
bathroom, utility room and cloakroom.

Superb Shepherds Hut with private garden, decking and  
hot tub

Extensive outbuildings and lots of parking.

Council Tax - E. EPC - F. Freehold.

### GUIDE PRICE £775,000

## *Philip Martin*

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PHILIP MARTIN

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## GENERAL COMMENTS

Silver Valley Cottage is a fabulous detached period cottage that is very quirky and full of character. The property was purchased at auction by the current owners in 2012 when it needed complete refurbishment. It has been transformed and extensively renovated in a very sympathetic way creating this truly individual detached family home. It has been extended substantially at the rear and now has accommodation over three floors.

It is believed that the original part of Silver Valley Cottage was an engine house originally associated with Wheal Albion Mine in the 19th century so it has to be one of the earliest conversions in Cornwall. It was originally built to house a beam engine to pump water for a silver mine but no silver was ever found and there are local rumours that it was a huge hoax and scam defrauding money out of investors.

Silver Valley Cottage stands in a very private setting adjacent to Tresillian River which runs along the south eastern boundary of the property. The gardens and grounds extend to approximately 1.15 acres and were completely overgrown when the property was purchased at auction. They are now level and mainly lawn so easily maintained. At the far end of the garden is a superb Shepherds Hut which is built to the highest of standards with light, power and drainage connected and perfect for overflow accommodation. It enjoys views over the river with decking and hot tub.

The cottage itself has accommodation over three floors and includes four bedrooms, the master has an en suite shower room, kitchen/dining room, living room, cloakroom, bathroom, utility and playroom/home office. The majority of rooms enjoy views over the garden or river and there are many character features together with two woodburning stoves, natural slate and wooden floors and exposed beams. An internal viewing is essential.

A gravel driveway provides lots of parking with ample hardstanding for trailers, caravan, boats etc. A large outbuilding has an open fronted wood store, and locked garaging for three cars. One bay is purposely made for the clients motorhome!



## LOCATION

Ladock is a thriving community approximately six miles east of Truro city. Village facilities include public house, primary school, parish Church, shop and post office 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):

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### ENTRANCE HALL

Stairs to first and lower ground floors. Natural slate flooring. Steps to kitchen/dining room and door opening to living room.

### CLOAKROOM

Low level w.c, wash hand basin with tiled splashback, spotlights, extractor fan. Slate floor. Viessmann LPG central heating boiler.

### LIVING ROOM

16'4" x 14'4" (4.98m x 4.39m)

An irregular shaped room with two windows overlooking the gardens and French Doors opening onto balcony above the river. Slate floor. Spotlights. Door to:

### KITCHEN/DINING ROOM

26'10" x 10'0" (8.18m x 3.05m)

A well proportioned room with high ceilings and views over the gardens. Base kitchen units, range cooker with stainless steel splashback and extractor hood over. Belfast sink with mixer tap above. Space and plumbing for dishwasher, space for fridge and freezer. Exposed beams. Slate floor. Two sliding sash windows overlooking the garden. Woodburner with wood lintel over. Firebreast recesses. Half glazed door to garden. Steps to living room.

### FIRST FLOOR

Landing. Window to front, exposed wooden floor, radiator.

### MASTER BEDROOM

14'7" x 10'5" (4.47m x 3.18m)

A twin aspect room with window overlooking the gardens and glazed French Doors opening onto balcony with sitting space above the river and enjoying views. Wooden floor. Radiator. Door to:

### EN SUITE SHOWER ROOM

Low level w.c, double shower cubicle with fully tiled surround and glazed shower screen, feature round sink with tiled splashback and mirror above. Heated towel rail. Velux window. Extractor fan.

### BEDROOM TWO

10'0" x 8'9" (3.07m x 2.69m)

Window overlooking the river. Wooden floor. Built in wardrobe. Velux. Spotlights.

### BEDROOM THREE

10'0" x 8'3" (3.07m x 2.54m)

Window overlooking the garden. Exposed roof trusses. Radiator. Velux window.

### BATHROOM

A modern white suite with low level w.c, wash hand basin, bath with shower over and tiled surround. Heated towel rail. Velux window. Extractor fan.

### BEDROOM FOUR

9'10" x 9'3" (3.02m x 2.82m)

Window overlooking the garden. Exposed roof trusses. Radiator. Velux window.

### LOWER GROUND FLOOR

### SNUG/PLAYROOM OR OFFICE

16'0" x 6'11" (4.88m x 2.13m)

A very versatile room, perfect for a playroom or home office. Window overlooking the garden. Storage alcoves. Slate floor with underfloor heating. Large storage cupboard.

### UTILITY ROOM

8'5" x 5'8" (2.57m x 1.75m)

Worktop incorporating stainless steel sink/drain. Space and plumbing for washing machine, space for



tumble drier. Window to front. Airing cupboard housing unvented hot water cylinder. Filters and ultraviolet for the private water supply.

## OUTSIDE

The property is approached over a large graveled driveway that provides lots of parking and has ample space for trailers, caravans etc. Steps lead to the front door.

## OUTBUILDING

Divided into three sections including an open fronted timber store, workshop and triple garage. Light and power is connected.

## GARDENS AND GROUNDS

A wooden gate leads from the driveway into the garden where a path leads to a second entrance into the kitchen/dining room. The gardens extend to approximately one acre and enjoy a sunny aspect and complete privacy. A river runs along the lower boundary which is a lovely feature. The gardens are level and mainly lawn with dense wooded boundaries. At the lower end of the garden hidden from the house is the:

## SHEPHERDS HUT

Beautifully handcrafted by the client and built to the highest of standards and fully insulated. Mains electricity, Wi Fi, private water and drainage are connected so it is fully functional and perfect for overflow accommodation or home office. The hut enjoys views over the gardens and river. It has a shower room with w.c, fitted kitchen and built in sofa bed. A side deck provides sitting out space adjoining the river with hot tub, a perfect spot for relaxing. The vendors will remove the shepherds hut if potential purchasers do not want it.

## SERVICES

Mains electricity. Private water and drainage. LPG 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 shortly after leaving Tresillian turn left onto the B3275 clearly signposted to Ladock. Proceed through the village of Ladock into Newmills and after leaving Newmills, look out for the signpost "Trewarren" on the right hand side. Silver Valley Cottage is the first property on the right.

*Philip Martin*









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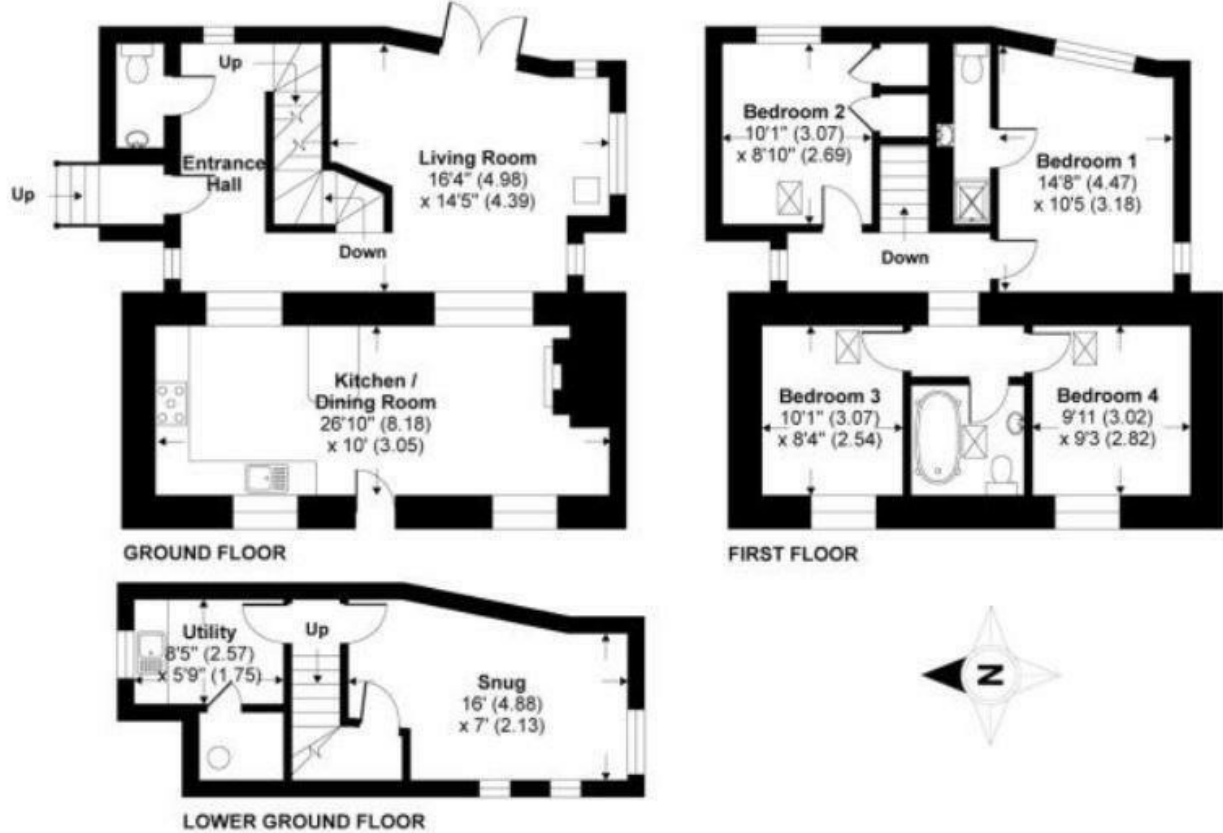




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Silver Valley Cottage, Ladock, Truro, TR2



TOTAL GROSS INTERNAL FLOOR AREA 1620 SQ FT 150.4 SQ METRES

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
43-54 E		43-54 E	
31-42 F		31-42 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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