



**Rose Hill, Ladock, Truro**  
Ladock

**£205,000**



**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

### Description

Found within the desirable village of Ladock is this charming stone fronted 2 bedroom character cottage. A pathway leads to the front entrance having a stable door which opens into the living room. The cosy living room benefits from having a log burner, exposed ceiling beams with a sash window to the front elevation. The kitchen is fitted with a range of cream base units with wooden worktops incorporating a Belfast sink with mixer tap over. There is space for a range cooker within the original fireplace which still has the alcove for the bread oven, plus exposed ceiling beams. A door opens into the rear hallway having space for the washing machine and tumble dryer, from here you will find a door opening into the shower room fitted with a white suite. Stairs rise to the first floor accommodation where you will find the 2 double bedrooms. To the outside of the property there is a pathway with a courtyard to the front of the property. The parking space can be found opposite the cottage along with the garden. There is a shared pathway with two other neighbours which leads to each garden. The enclosed garden is laid to lawn with hedging, at the bottom of the garden there is a stream which encourages the local wildlife including kingfishers. To the rear of the property there is a small courtyard area having steps leading up to a raised area. The property is warmed by electric heating with the log burner.

### Location

Ladock is a charming village nestled in the Cornish countryside, ideally located between Truro and St Austell. Surrounded by rolling farmland and scenic woodland, it offers a true taste of rural living while remaining conveniently close to major routes like the A30. The village boasts a primary school, historic parish church, a popular community hall and a popular local pub. With its beautiful natural surroundings, and excellent access to both coast and city, Ladock is a perfect location for many.

### Material Facts Breakdown

Tenure: Freehold

Council Tax Band: B (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Electric plus log burner

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: E Valid until 2nd November 2035

Broadband: Super fast 77 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE Three 02







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