



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





Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





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