



# Woodacre Cottage

New Mills, Ladock









# Woodacre Cottage, New Mills, Ladock, near Truro TR2 4NJ

This charming cottage, blending timeless character with modern comfort, offers inviting living spaces that flow effortlessly from a beamed sitting room to a light filled oak framed sunroom and bespoke kitchen, all set within private gardens approaching an acre with terraces, lawns and woodland, enhanced by a large outbuilding and ample parking. A home of warmth and quality that balances convenience with countryside appeal and places the beauty of Cornwall's coasts and Truro's amenities within easy reach.

## Distances

Ladock – 1; A30 (Kingsley Village, Fraddon) – 4; Probus – 4; Tregony – 7.5;  
Truro – 8; Cornwall Airport (Newquay) – 10.5; Watergate Bay – 11;  
Pendower Beach – 12.5; St Mawes – 18

(All distances are approximate and in miles)

## The Location

Woodacre Cottage is set within the sought-after catchment area for the Roseland Academy, making it an ideal choice for families. The property enjoys a countryside setting near the village of Ladock, nestled in a picturesque wooded valley alongside the Tresillian River. Ladock itself offers a welcoming community atmosphere, with amenities including a well-regarded gastro pub, The Falmouth Arms, a village hall and a primary school.

A short journey west brings you to Truro, Cornwall's cultural and commercial heart. Here you'll find an excellent range of retail, leisure and professional services, alongside vibrant markets, theatres and the iconic cathedral spires that dominate the skyline.

To the south lies the Roseland Peninsula, renowned for its unspoilt natural beauty, sandy beaches and some of the UK's finest sailing waters accessed from St Mawes. This Area of Outstanding Natural Beauty offers endless opportunities for coastal walks, watersports and exploring charming coastal villages.

For those seeking a more energetic coastal experience, Newquay is within easy reach to the north. Famous for its golden beaches and world-class surf, Newquay provides a lively contrast with its surf culture, family attractions and dynamic seaside atmosphere.

Together, these destinations highlight Woodacre Cottage's convenient location: a countryside retreat with easy access to Cornwall's coast, culture and adventure.







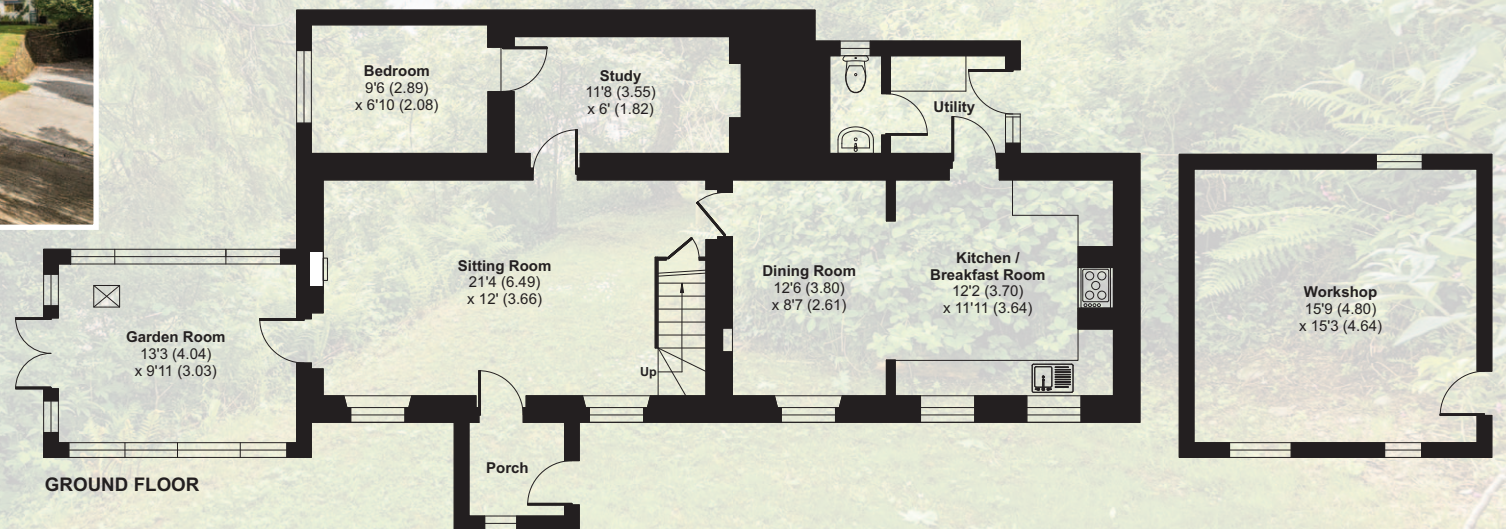
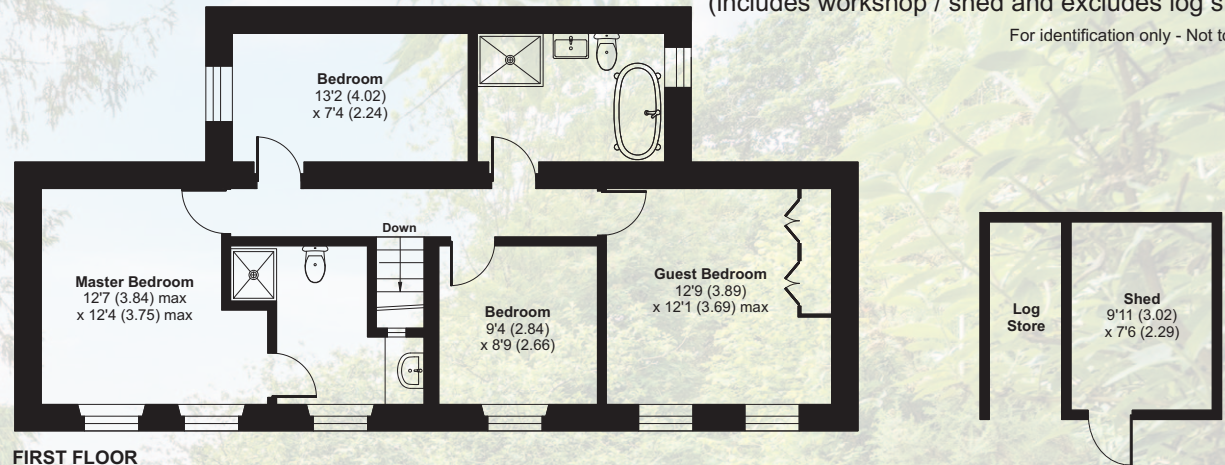
# Woodacre Cottage, New Mills, Ladock, Truro, TR2 4NJ

Main House = 1743 sq ft / 161.9 sq m

Total = 2058 sq ft / 191.1 sq m

(includes workshop / shed and excludes log store)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1387358

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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### The property

- Sitting room with beamed ceiling and woodburner
- Oak-framed garden room with access to a southerly facing terrace
- Bespoke kitchen with marble tops and range cooker
- Dining room with exposed stonework
- Study and ground floor bedroom
- Spacious master bedroom with en suite bathroom
- Three further bedrooms
- Family bathroom



### The Gardens, Parking and Outbuilding

- Private tiered garden with terraces, lawns and woodland
- Raised area providing potential for a decked terrace or garden studio / home office
- Discretely positioned and elevated solar panels
- Ample parking
- Workshop (previously a double garage)
- Shed / log store
- Greenhouse
- Around 0.9 acres in total

### What 3 Words

///minder.plantings.ironic

### Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Oil-fired central heating. Underfloor heating in conservatory. Solar panels. Council Tax: band D

Broadband: Fibre to Cabinet (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))

### Directions

From Truro, head east on the A390 through the village of Tresillian. On approaching the Mercedes dealership, turn left towards Ladock and Probus. Follow the road veering left onto the B3275. Travel through the village of Ladock and onto the next hamlet of New Mills. Woodacre is positioned on the left hand side.







**Ben Standen**  
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**Tim May**  
Director

## WHERE YOU LIVE MATTERS

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