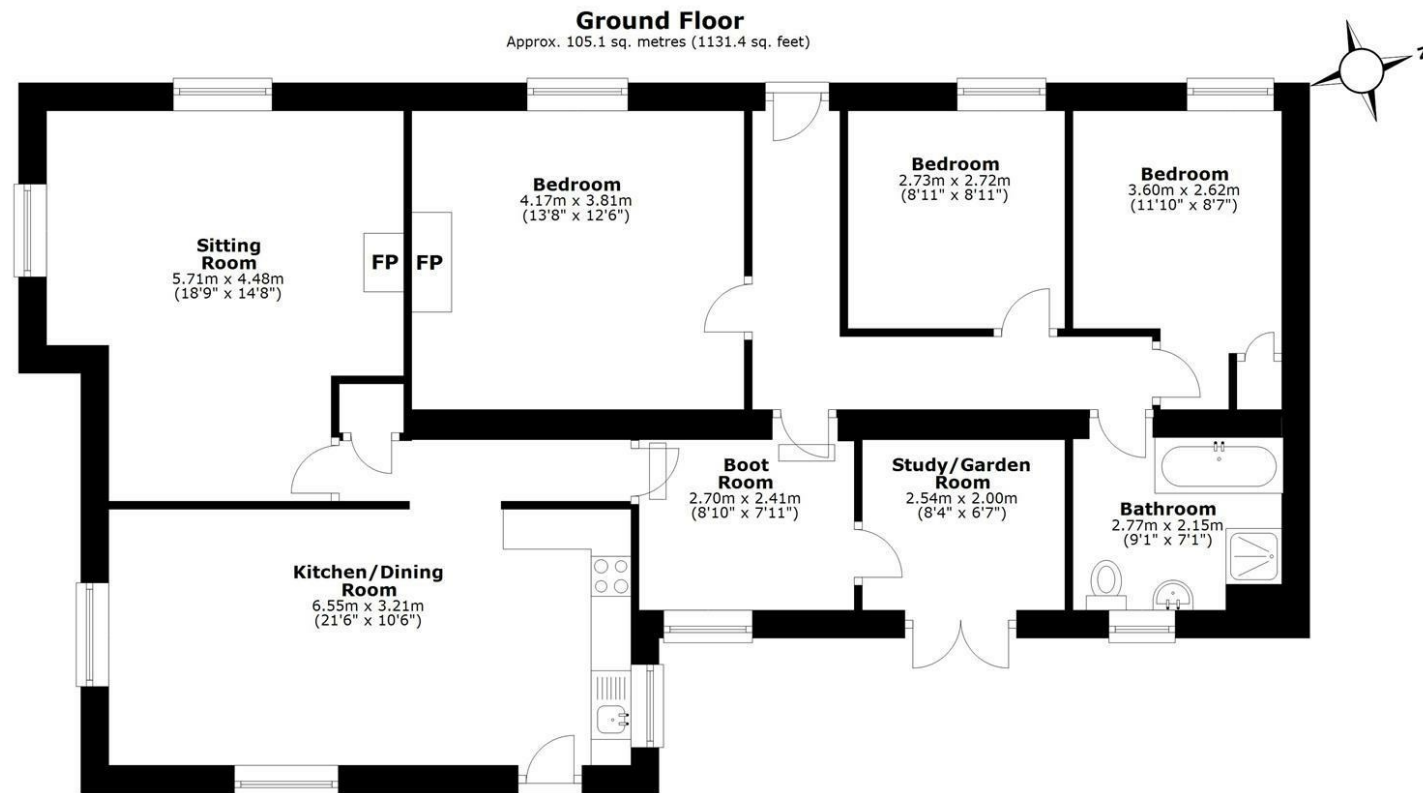


LADOCK



Total area: approx. 105.1 sq. metres (1131.4 sq. feet)

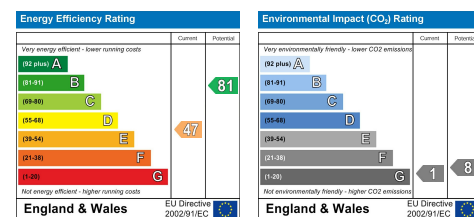
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

Tregerris Lower Cottage, Ladock

KEY FEATURES

- Three Bedrooms
- Kitchen/Dining Room
- Study/Garden Room
- Enclosed Rear Garden
- Photovoltaic And Solar Panels
- Sitting Room
- Boot Room
- Attractive Rural Setting
- Parking For Three Cars
- Pleasant Views

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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TREGERRIS LOWER COTTAGE, LADOCK, TRURO, TR2 4QB  
SURPRISINGLY SPACIOUS SEMI DETACHED COTTAGE ON VILLAGE OUTSKIRTS

A very well presented single storey cottage enjoying rural views in a convenient location.

Three bedrooms, sitting room, kitchen/dining room, study, bathroom and boot room.

Private enclosed rear garden. Parking for three cars.

Photovoltaic and Solar Thermal Panels reduce electricity bills. Double Glazing.

Internal viewing essential.

EPC - E. Council Tax Band C

GUIDE PRICE £297,500

## GENERAL COMMENTS

Tregerris Lower Cottage is a single storey semi detached cottage that has been extended in the past creating spacious accommodation. It is very understated from outside and much larger than it looks with well proportioned rooms and high ceilings. At the rear is a very private enclosed garden that enjoys complete privacy and sun for the majority of the day. The garden is a wildlife haven and provides ample space for sitting out. The cottage is beautifully presented throughout and comprises three bedrooms, large sitting room, spacious kitchen/dining room, bathroom, study and boot room. All of the windows and doors are double glazed and there are modern Gabasson ecombi electric storage heaters. The property benefits from solar thermal and photovoltaic panels which reduces electricity costs in conjunction with Low Carbon Ladock. A tarmac drive provides parking for three cars. An internal viewing is essential.

## 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):

## ENTRANCE HALL

Composite front door. Gabasson ecombi electric heater. Loft access, shelved storage cupboard.

## BEDROOM ONE

13'8" x 12'5" (4.17m x 3.81m)  
Window to front. Wooden floor. Feature open fireplace with slate hearth, wood surround and mantle. Dado rail. Exposed wooden floor. Gabasson ecombi electric heater.

## BEDROOM 2

8'11" x 8'11" (2.73m x 2.72m)  
Window to front. Exposed wooden floor. Gabasson ecombi electric heater.

## BEDROOM 3

11'9" x 8'7" (3.60m x 2.62m)  
Window to front. Exposed wooden floor. Gabasson ecombi electric heater. Airing cupboard housing large stainless steel unvented hot water cylinder. Invertor and controls for the solar panels.

## BATHROOM

9'1" x 7'0" (2.77 x 2.15)  
A modern white suite comprising low level w.c, pedestal wash hand basin, panel bath and separate shower cubicle. Tiled floor. Extractor fan. Window to rear. Gabasson ecombi electric heater.

From the entrance hallway two steps lead to:-

## INNER HALLWAY/BOOT ROOM

8'10" x 7'10" (2.70m x 2.41m)  
Window overlooking the rear garden. Tiled floor. Telephone point. Doors to kitchen and to:



## STUDY/GARDEN ROOM

8'3" x 6'6" (2.54m x 2.00m)  
French doors opening into rear garden. Tiled floor.

## KITCHEN/DINING ROOM

21'5" x 10'6" (6.55m x 3.21m)  
A well proportioned, light room with picture window overlooking the rear, two windows to side (one with countryside views) and half glazed door opening into the garden. Base and eye level kitchen units, one and a half bowl stainless steel sink/drainer, space and plumbing for washing machine, space for tumble drier, single electric oven with ceramic hob and extractor hood over, Wood effect laminate flooring.

## SITTING ROOM

18'8" x 14'8" (5.71m x 4.48m)  
A very spacious room twin aspect room with window to front and side enjoying a pleasant outlook over the neighbouring fields. Gabasson ecombi electric heater. Television point. Loft access with ladder and light being partially boarded. The woodburning stove is not working and will need replacing if required by the new owners.

## OUTSIDE

At the front is a tarmac driveway that provides off road parking for three cars. Entrance door with storm porch.

## REAR GARDEN

The rear garden enjoys total privacy and the sun for the majority of the day. It is enclosed within a solid wall and therefore extremely secure and safe for older children and pets. The current owners have planted many interesting shrubs and plants including magnolia, clematis, grape vine, plumb tree and honeysuckle to name just a few. It is a natural haven for wildlife and

purposely left wild in places to encourage bees, birds and insects. There are several sitting out areas including a lower patio accessed from the garden room/study and steps lead to a higher terrace.

## SERVICES

Mains water and electric. Private drainage. Solar thermal panels for hot water and photovoltaic panels in conjunction with Low Carbon Ladock.

## 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. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro proceed in an easterly direction on the A390 through the village of Tresillian and after a short distance out of the village turn left signposted to Probus and Ladock. Take the next left on the B3275 signposted to Ladock. After approximately 2 miles, and just before entering the village of Ladock, Lower Tregerris Cottage will be located on the right hand side identified by a Philip Martin for sale board.

## 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.

