



THREE OAKS
LADOCK, TRURO,
TR2 4PL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THREE OAKS LADOCK, TRURO, TR2 4PL

DETACHED BUNGALOW ENJOYING COMPLETE PRIVACY
WITH LARGE GARDENS

Occupying a level plot of just under half an acre in a quiet setting within this popular village.

Beautifully presented with light and spacious rooms enjoying garden views and complete privacy.

Three double bedrooms, two with en suite shower rooms, sitting room, dining room, kitchen/breakfast room, sun room, utility and bathroom.

Fabulous enclosed gardens with many mature shrubs, trees and plants and enjoying lots of sun at the rear.

Garage/workshop with electric door. Parking for three cars.

Solar Panels providing income from the feed in tariff.

Internal viewing essential. EPC - D. Council Tax Band D

GUIDE PRICE £725,000

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GENERAL COMMENTS

Three Oaks is a fabulous detached single storey country residence designed to take full advantage of the south facing site at the rear with fine views over the garden. The property has been greatly improved by the current owners and is beautifully presented throughout. All of the rooms are of a good proportion with large windows and glazed doors affording plenty of natural light and enjoying views. There is lots of living space that is perfect for modern day living including large sitting room, dining room, quality kitchen/breakfast room with granite worktops and Neff appliances, sun room, utility room and bathroom. There are three double bedrooms, two have en suite shower rooms.

Three Oaks is set well back from a country lane that leads to the primary school, parish church and a handful of residential properties. A tarmac driveway leads up to the property and provides parking for three cars and there is a large single garage/workshop. The gardens are a sheer delight and extend to just under half an acre. They are very well cared for with many shrubs, plants and trees and it is surprisingly sunny in the rear garden which enjoys complete privacy and a warm southerly aspect. Solar panels reduce electricity bills and receive income from the feed in tariff - last year this was over £2,000. The property is much larger than it looks so an internal viewing is absolutely essential.



LOCATION

Ladock is a thriving community approximately six miles east of Truro city. There is an excellent range of village facilities including public house, primary school, parish church and a modern village hall with regular clubs and activities. Probus is within a

couple of miles where there are further facilities and Truro is renowned for its excellent shops as well as a good selection of bars, restaurants and main line railway link to London and the north. The property is ideally located for access to the south and north Cornish coasts and Newquay airport is approximately thirteen miles to the north.

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In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A wide hallway and fine introduction to the bungalow. Solid oak glazed entrance door with full height side window overlooking the front garden. Engineered oak floor. Radiator.

SITTING ROOM

17'11" x 11'11" (5.48m x 3.65m)
 A well proportioned room with large bay window enjoying front garden views. Malvern multi fuel burner with slate hearth. Engineered oak flooring. Built in bookcases. Two wall lights. Telephone and television points. Radiator. Door to inner hallway. Opening through to:

DINING ROOM

17'11" x 9'10" (5.48m x 3.01m)
 A light and spacious room with solid wood bi-fold doors opening into the kitchen and sliding patio doors into the sun room. Sun pipe for additional light. Wall light. Engineered oak floor. Radiator.

KITCHEN/BREAKFAST ROOM

17'10" x 12'1" (5.46m x 3.70m)
 Bi fold doors opening onto the terrace and window both enjoying pleasant views over the rear garden. Roof lantern floods

the room with natural light. Superb fitted kitchen with granite worktops and Neff integral appliances including gas hob (LPG), oven, microwave and dishwasher. Space for American style fridge/freezer. Ceramic sink with mixer tap over. Island unit with breakfast bar, solid wood worktop and storage below. Limestone tiled floor with underfloor heating. Glazed doors to garden and utility room.

UTILITY ROOM

9'10" x 8'11" (3.01m x 2.72m)
 Base and eye units. Single stainless steel sink. Space for tumble dryer and plumbing for washing machine. Radiator. Tiled floor. Extractor fan. Door to entrance hallway.

SUN ROOM

15'4" x 12'1" (4.68m x 3.70m)
 Picture window overlooking the rear garden. Radiator. Shelled recess.

INNER HALLWAY

Airing cupboard with slatted shelves and radiator with additional storage over.

BEDROOM ONE

14'1" x 11'11" (4.30m x 3.65m)
 Picture window overlooking the front garden. Built in wardrobes. Two radiators. Door to:



EN SUITE

Low level w.c, vanity sink unit, double shower cubicle, mirrored cabinet with shaver point and lights. Storage cupboard. Heated towel rail, extractor fan, spotlights. Frosted window to front.

BEDROOM TWO

12'0" x 9'10" (3.66m x 3.01m)

Window overlooking the rear garden. Radiator. Loft access.

BATHROOM

9'2" x 6'9" (2.81m x 2.06m)

A modern white suite comprising low level w.c, vanity wash hand basin, bath with shower and shower screen over. Spotlights, extractor fan, heated towel rail. Storage cupboard.

From entrance hall door to:

BEDROOM THREE

13'7" x 9'6" (4.15m x 2.92m)

Window overlooking the front garden. Built in wardrobes with storage above. Radiator. Door to:

EN SUITE

A white suite comprising low level w.c, vanity sink unit with drawers below, double shower cubicle. Heated towel rail. Heated mirror with lights. Electric shaver point. Extractor fan. Window to rear.

OUTSIDE

A tarmac drive leads up to the property where there is turning and parking for three cars. Entrance porch with light.



GARAGE

22'11" x 12'5" (7.00m x 3.80m)

Electric roller door. Light and power. Pedestrian door to rear garden. Loft hatch opening to storage. Worcester oil fired boiler. Huge hot water cylinder. Inverter for solar panels.

GARDENS

The property is surrounded by fabulous mature gardens that provide privacy and separation from neighbours. The front garden is mainly laid to lawn with magnificent trees including beech, ash and copper beech and interspersed with specimen

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shrubs and plants including hydrangeas, rhododendrons and camellias.

The larger rear garden faces south and enjoys a very sunny aspect. A slate patio has an electric sun awning and provides plenty of space for sitting out with direct access from the kitchen/breakfast

room. The views from here are fabulous and the garden is extremely well cared for and well stocked with many mature shrubs and plants creating colour and interest. There are three acers, fig, robinia, variegated maple, hydrangeas, rhododendrons and many more. A garden pond is a

natural haven for wildlife attracting lots of birds and hedgehogs are regular visitors. There is a level lawn and beyond this a very productive vegetable garden with eight raised beds, greenhouse, raspberries and a selection of fruit trees. The two wooden garden sheds are included in the sale.

SERVICES

Mains water and electric. Private drainage. Oil central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

SOLAR PANELS

The photovoltaic panels benefit from the feed in tariff and achieve the best rate. The last twelve months income from the FIT was over £2,000. In addition to this income electricity bills are reduced significantly.

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 take the A390 eastwards towards St Austell and follow signs to Ladock. In the village, take the first turning to the right towards Ladock Church, ignoring the turning to Probus and take the next turning to the left towards Ladock Church. Three Oaks is the first property on the left. There is no sale board but a nameplate is by the gate.

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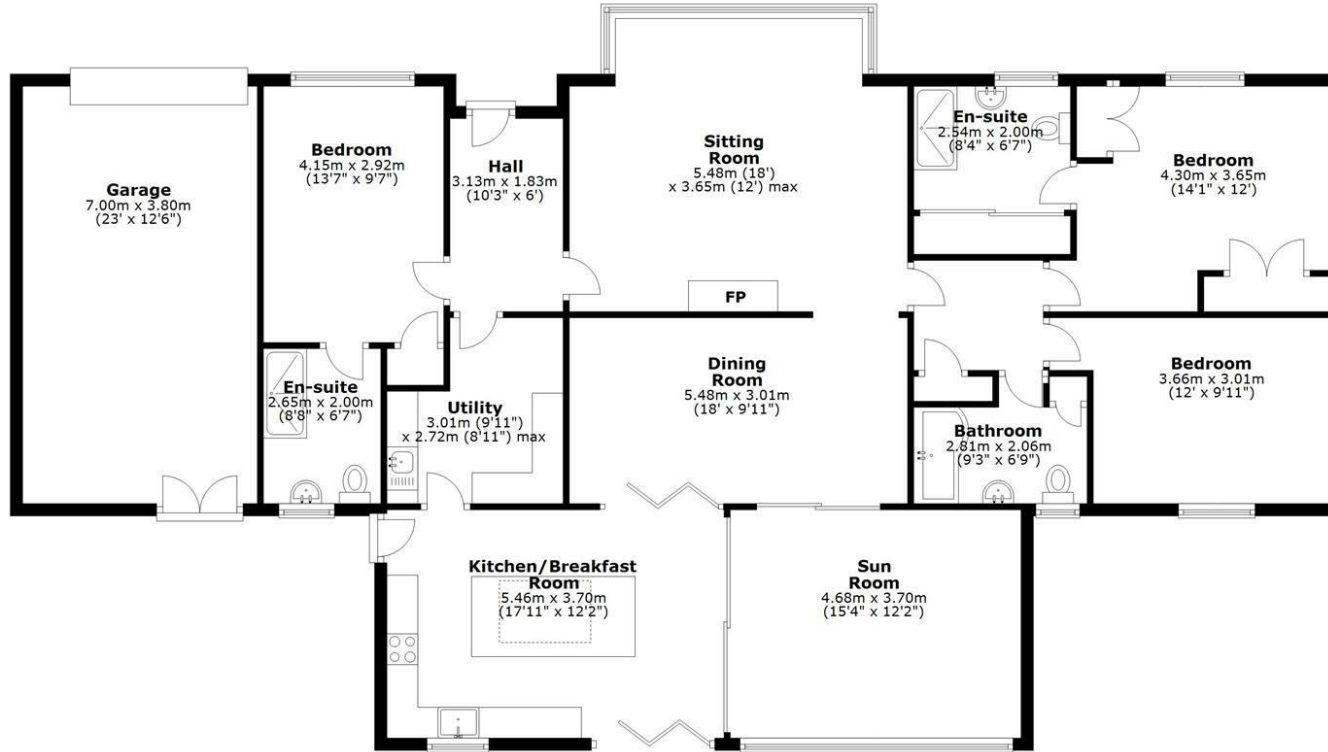


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Ground Floor
Approx. 184.9 sq. metres (1990.4 sq. feet)



Total area: approx. 184.9 sq. metres (1990.4 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.

Three Oaks, Ladock

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-64 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92-100 A		
81-91 B		
69-80 C		
55-64 D		
39-54 E		
21-38 F		
1-20 G		
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