

BELMONT  
LADOCK  
TRURO  
TR2 4NH



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# BELMONT LADOCK TR2 4NH

SUBSTANTIAL DETACHED HOUSE WITH ANNEXE AND  
LARGE GARDENS

This five bedroom detached family home occupies a generous plot in a semi rural location on the outskirts of Ladock.

Occupying a large plot, with a stream, outbuildings and garaging this is a unique opportunity to purchase a substantial property, with a vast amount of accommodation with such versatility, in a picturesque semi rural location.

The main house comprises; sitting room, kitchen, utility room, dining room, five bedrooms (en-suite), study, bathroom and shower room. Whilst the annexe accommodation includes; kitchen/breakfast room, dining room, sitting room two bedrooms with two en-suites.

There is also a large, mature garden and lots of parking.

EPC - E. Freehold. Council Tax - F.

GUIDE PRICE £725,000

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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.

## THE PROPERTY

Belmont is a five bedroom property situated in a semi rural location on the outskirts of Ladock. The situation is particularly appealing due to the direct surroundings of countryside, but also its locality to the villages of Ladock and Probus, the Cathedral city of Truro as well as the A30 to access wider Cornwall. The accommodation is incredibly versatile, with a large two bedroom annexe attached, that has completely separate utilities, and therefore has income potential or alternatively to be used for relatives. During the current ownership, the property has been significantly upgraded and extended to a high standard, offering spacious and light accommodation throughout. In all, Belmont consists of five bedrooms with a master ensuite, two bathrooms, kitchen/ dining room, sitting room, utility and cloakroom; whilst Chy Gywn comprises; kitchen, dining room, sitting room, downstairs bedroom with en-suite shower room and a further first floor bedroom with a bathroom. The property occupies a significant plot, with off road parking for numerous vehicles, various sections of mature gardens and outbuildings with the additional bonus of the stream running through the bottom of the garden, providing a real feel of tranquillity. There is double glazing, central heating (in both properties) as well as a wood burning stove in the main property.



## LADOCK

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

couple of miles of where there are further facilities and the Cathedral city of Truro which is renowned for its excellent shops, restaurants and main line railway line linking to London (Paddington). Ladock 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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#### PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

#### TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

#### GROUND FLOOR

##### ENTRANCE PORCH

#### ENTRANCE HALLWAY

Doors into;

#### SITTING ROOM

18'0" x 15'1" (5.51m x 4.62m)

Large window to front aspect. Radiator. Wood burning stove.

#### KITCHEN

13'8" x 10'11" (4.18m x 3.35m)

Comprising a range of base and eye level units with worktops over and upstand. Space for under fridge and plumbing for dishwasher. Inset sink and drainer with window and door into utility room. Integrated oven and hob with extractor fan over. Breakfast bar. Radiator. Door into;

#### UTILITY ROOM

16'9" x 6'6" (5.13m x 2.00m)

Window and doors to rear. Wall mounted gas boiler. Range of base and eye level units with worktop over. Space for fridge/freezer as well as plumbing for washing machine and tumble dryer.

#### DINING ROOM

18'6" x 9'9" (5.65m x 2.98m)

Accessed via an opening in the Kitchen. Ample space for large dining room table with double doors opening out onto rear patio area. Radiator.

#### W.C.

Low level w.c. and hand wash basin. Obscured window to side.

#### FIRST FLOOR

#### LANDING/OFFICE

Providing access to all rooms. Window to rear and currently occupied as an office/study space.

#### BEDROOM ONE

14'6" x 9'11" (4.43m x 3.03m)

Window to rear. Radiator. Fitted wardrobes and dressing area. Opening into;

#### EN-SUITE

Vanity hand wash basin and shower cubicle.

#### BEDROOM TWO

12'7" x 11'1" (3.85m x 3.39m)

Window to front. Radiator. Fitted wardrobes.

#### AIRING CUPBOARD

Housing hot water cylinder with shelving for storage.

#### BATHROOM

11'6" x 7'0" (3.53m x 2.14m)

Comprising shower cubicle, bath, pedestal hand wash basin and low level w.c. Obscured window to rear.

#### BEDROOM THREE

11'1" x 10'9" (3.39m x 3.30m)

Window to front. Radiator.

#### BEDROOM FOUR

13'6" x 11'1" (4.12m x 3.39m)

Two windows to front. Radiator. Fitted wardrobes.

#### BEDROOM FIVE/SNUG

9'5" x 7'6" (2.89m x 2.30m)

Window to rear. Radiator.



#### SHOWER ROOM

10'11" x 6'1" (3.35m x 1.87m)

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear. Radiator. Door into airing cupboard.

#### ANNEXE

#### GROUND FLOOR

##### FRONT PORCH

Windows to both sides and door into;

##### DINING ROOM

13'7" x 11'1" (4.16m x 3.38m)

Window to front. Fireplace. Radiator.



#### SITTING ROOM

25'7" x 11'0" (7.80m x 3.36m)

A dual aspect sitting room with window to front aspect and sliding patio doors to rear. Radiator. Door into;

#### BEDROOM

16'7" x 9'2" (5.06m x 2.81m)

Window to front aspect with door into;

#### EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c.

#### LIBRARY

10'11" x 8'2" (3.34m x 2.50m)

A useful space with window to rear that could be occupied as an office/study space, or even a library.

#### FIRST FLOOR

#### BEDROOM

19'1" x 15'8" (5.83m x 4.79m)

Two velux windows with fitted cupboard and additional storage in eaves. Door into;

#### BATHROOM

Comprising bath with shower over, pedestal hand wash basin and low level w.c.

#### KITCHEN/BREAKFAST ROOM

18'5" x 13'1" (5.62m x 4.00m)

A generous kitchen/breakfast room with window and door to rear. Comprising a range of base and eye level units with worktops over and central island with breakfast. Inset sink and drainer unit. Oil fired AGA as well as integrated electric ovens. Space for fridge/freezer and plumbing for washing machine.

#### OFFICE

13'10" x 8'2" (4.24m x 2.51m)

A useful space that be used as an office.

#### W.C.

Pedestal hand wash basin and low level w.c. Obscured window to front.

## OUTSIDE

Belmont occupies a substantial plot, with a tremendous, well established gardens with multiple different sections to enjoy the. Approached via gated access, there is a significant amount of parking with a feature turning circle. Meandering pathways proceed around the garden, where there is an array of shrubs, plants and trees full of colour with a level lawn. There are two greenhouses, a patio seating area and a summer house with decking area overlooking the stream. There is a stream that runs adjacent to the property with steps accessing the water and a footbridge proceeding to the section of land on the other side.

## GARAGE

With power connected. Metal up and over door with rear pedestrian access. Further parking available.

## OUTBUILDINGS

There is an array of outbuildings tucked privately to the side of the the property that provide useful workshop space, additional storage facilities and wood stores,

## SOLAR PANELS

The property benefits from solar panels as well as a battery.

## TENURE

Freehold.

## COUNCIL TAX

Belmont - Band F. Annexe - Band A.

## SERVICES

Mains water and electricity. Private drainage. LPG gas central heating in main house and oil fired heating in annexe.

## N.B

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

## DIRECTIONS

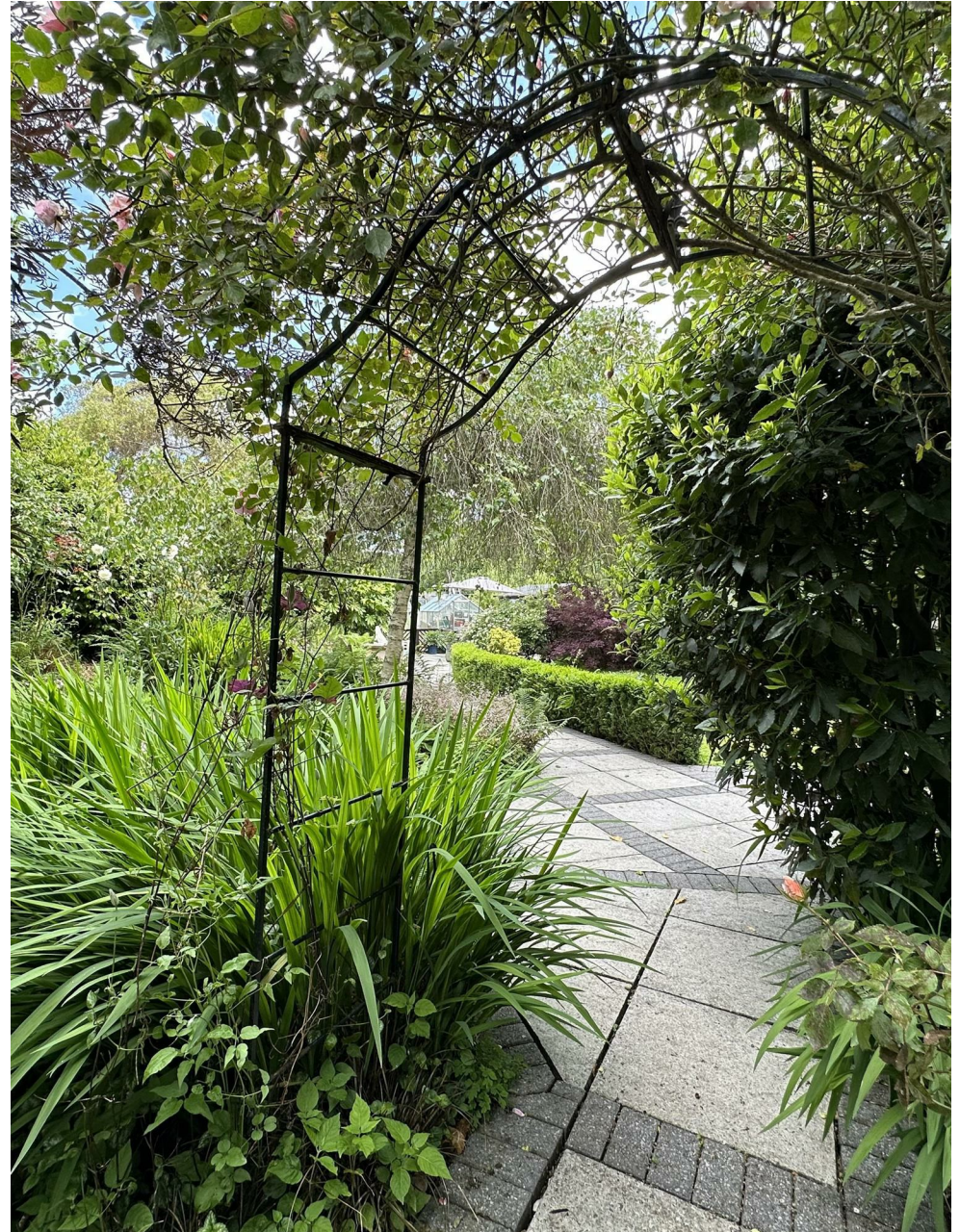
Proceed through Ladock from Truro on the B3275 and take the left hand turn signposted to Trendeal. Belmont can be found on the right hand side.

## 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.

## DATA PROTECTION

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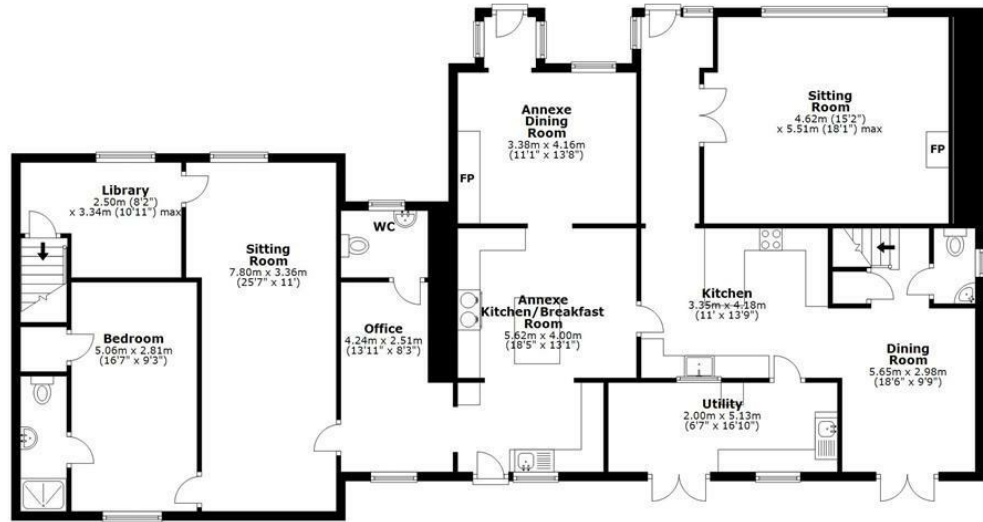




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**Ground Floor**

Approx. 187.1 sq. metres (2013.9 sq. feet)



**First Floor**

Approx. 130.6 sq. metres (1405.2 sq. feet)



Total area: approx. 317.7 sq. metres (3419.2 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 Planip.

**Belmont, Ladock**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	49	58

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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