



CHYREEN HILLHEAD

LADOCK, TRURO,

TR2 4QA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



# CHYREEN HILLHEAD

LADOCK TRURO

TR2 4QA

EXTENDED SEMI DETACHED HOUSE IN QUIET  
SETTING WITH LARGE GARDENS

Located on the edge of the village and enjoying fabulous  
far reaching countryside views from upstairs.  
Extended substantially and well presented with large, light  
rooms.

Four bedrooms, master with en suite, kitchen, dining room,  
large sitting room, bathroom, cloakroom and conservatory.  
Double glazing. Oil central heating. Very large enclosed  
gardens.

Single garage. Private parking.

Freehold, Council Tax Band B. EPC - D

OFFERS IN THE REGION OF  
£420,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** sales@philip-martin.co.uk

**www.philip-martin.co.uk**



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

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

Chyreen is a fantastic semi detached house located in an elevated position on the edge of Ladock and within walking distance of the pub and village centre. The house enjoys fabulous countryside views and occupies a very large plot with amazing gardens, enjoys a sunny aspect and a good level of privacy, it really is a very special property. The house has been in our clients ownership for over thirty years and has been greatly improved and extended substantially. It is well presented throughout with large rooms, most enjoying views over the garden.

The accommodation includes four bedrooms, three of which are good size double bedrooms and bathroom on the first floor, the master bedroom has an en suite shower room. On the ground floor is a large sitting room, dining room, kitchen/breakfast room, conservatory, front porch and cloakroom. The windows are double glazed and there is oil fired central heating.

The gardens surround the house on three sides and are very well cared for with lawns and many mature shrubs and plants, it is extremely safe for children and pets. There is private parking at the front and a short distance away is a single garage. An internal viewing is essential.

## LOCATION

Ladock is a thriving community approximately six miles east of Truro city. There is a range of village facilities including public house, primary school, parish church and a modern community 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.

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

## ENTRANCE PORCH

Windows overlooking the front garden. Glazed door to kitchen and door to:

## CLOAKROOM

Low level w.c. Window to front.

## KITCHEN/BREAKFAST ROOM

5.68m x 2.45m (18'7" x 8'0")

Window overlooking the front garden. Selection of base and eye level units. Worktops with tiled splashbacks incorporating one and a half bowl stainless steel sink/drain. Hotpoint double oven with ceramic hob and extractor fan over, space and plumbing for washing machine, space for fridge/freezer. Archway to breakfast bar. Radiator. Door to:

## HALLWAY

Stairs to first floor with storage cupboard below. Telephone point. Doors to sitting room, conservatory and:



## DINING ROOM

4.26m x 4.09m (13'11" x 13'5")

Window to rear through conservatory. Radiator. Two exposed beams.

## CONSERVATORY

5.55m x 1.90m (18'2" x 6'2")

Views over the garden. Tiled floor. Door opening into the garden.

## SITTING ROOM

6.78m x 3.63m (22'2" x 11'10")

A light, well proportioned room with two windows overlooking the side

garden and sliding patio doors opening into the rear garden. Feature stone open fireplace with alcove for log storage and stone hearth. Television point.

## FIRST FLOOR

Large landing with airing cupboard housing factory lagged hot water cylinder. Loft access. Radiator.

## MASTER BEDROOM

4.70m x 3.71m (15'5" x 12'2")

A light twin aspect room with windows to rear and side and enjoying

*Philip Martin*



fabulous uninterrupted views over the surrounding countryside. Two radiators. Door to:

#### EN SUITE BATHROOM

A mainly tiled room with modern white suite comprising low level w.c, vanity sink unit with mirror fronted bathroom cabinet over. Panel bath with electric shower above. Frosted window to side. Heated towel rail. Extractor fan.

#### BEDROOM TWO

3.55m x 3.37m (11'7" x 11'0")

A good size double bedroom with window overlooking the front garden and countryside views.

#### BEDROOM THREE

3.38m x 2.97m (11'1" x 9'8")

Another double bedroom with a window overlooking the rear garden enjoying countryside views.

#### BEDROOM FOUR

2.75m x 2.30m (9'0" x 7'6")

Window overlooking the rear garden enjoying the rural views. Radiator.

#### BATHROOM

A tiled room with white suite comprising low level w.c, vanity sink unit, double shower with fully tiled surround. Heated towel rail. Frosted window to front.

#### OUTSIDE

Chyreen has large gardens on three sides of the house that are enclosed within dense boundaries that provide shelter and privacy. The whole plot enjoys a sunny aspect and the rear garden faces due south. There are far reaching countryside views from the front and side which is very pleasant and much of the surrounding countryside is owned by the Duchy Of Cornwall. The front garden includes a large, very gently sloping lawn and path leads from the parking space to the front door. There is an outside oil fired boiler, outside tap and electric sockets. The path continues around to the side of the house where there is a productive vegetable garden and garden shed.

The larger rear garden is a sheer delight and a feature of the property that enjoys sun all day. It is enclosed within natural tree lined boundaries on two sides and a dense hedge boundary with the neighbour provides a good level of privacy. There is a very large lawn, deep flower beds stocked with an array of mature shrubs and plants. A gravel terrace provides plenty of space for sitting out and enjoying the last of the days sun and there is a paved patio accessed from the conservatory and sitting room. A short distance away is a single garage.

#### GARAGE

5.30m x 2.50m (17'4" x 8'2")

Metal up and over door.

#### PARKING

There is a single parking space at the front adjoining the road.

#### SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

#### N.B

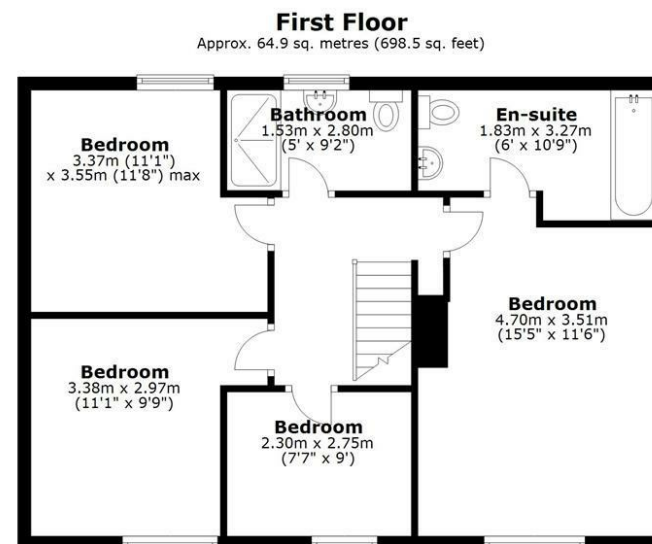
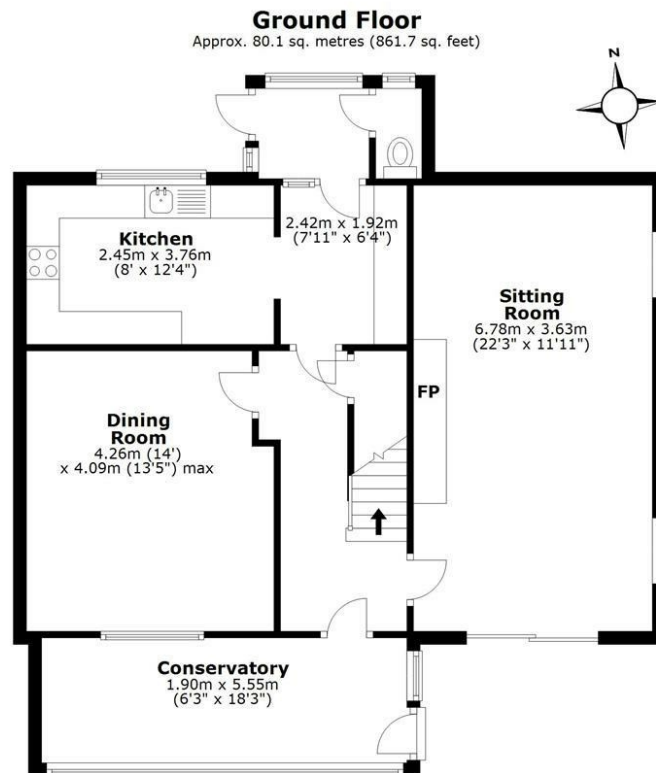
The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

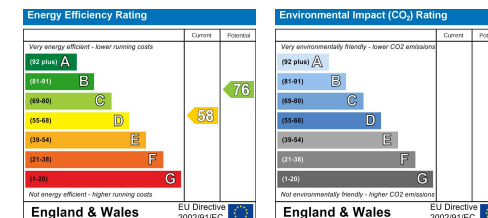
From Truro proceed in an easterly direction on the A39 turn left after leaving Tresillian signposted to Ladock. Proceed into the village and turn left opposite the Falmouth Arms public house. Follow this road and at the top of the hill turn right signposted to Mitchell and Chyreen is the first house on the left hand side.



Total area: approx. 145.0 sq. metres (1560.3 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.

**Chyreen, Ladock**



*Philip Martin*





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*