



WHISPERS

27 TRETHURFFE VILLAS, LADOCK,
TRURO TR2 4PN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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LADOCK

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DETACHED BUNGALOW ENJOYING COMPLETE PRIVACY WITH LARGE GARDENS

Occupying a level plot extending to 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 on the first floor and one downstairs and all with en suite showers.
Large sitting room, kitchen/dining room, shower room, front and rear porches.

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

Double Garage - insulated and currently used as home offices with potential for annexe.
Car port and parking for six plus cars with ample space for trailers etc.

Internal viewing essential. Sold with no chain.

Freehold. EPC - D. Council Tax Band D

GUIDE PRICE £675,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Whispers is a large detached dormer style bungalow located within the sought after village of Ladock and within close proximity of the church and primary school and within walking distance of the Falmouth Arms pub. The whole property is incredibly private and the plot extends to about half an acre and includes a fabulous garden with the house at the centre and approached over a long driveway. Whispers has been in the same ownership for approximately fifteen years and has been greatly improved during this time and is beautifully presented. The accommodation includes: entrance porch, large kitchen/dining room, spacious sitting room, ground floor shower room and three bedrooms (two on the first floor and the master downstairs). All of the bedrooms have en suite shower rooms.

Whispers is located at the end of a very long private driveway with lots of parking. The gardens are a real feature of the property and well stocked with many specimen trees and shrubs. They are extensive and extremely private. The double garage is currently being used as a home office and could easily be converted into an annexe for a dependent relative subject to consent. The whole property enjoys complete privacy from neighbouring properties. At the top of the driveway is a double carport and there are extensive workshops and sheds. The house has double glazed windows, oil fired central heating, private drainage and is being sold with no onward chain.

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.

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

ENTRANCE PORCH

Fully glazed entrance door, tiled floor, door to:

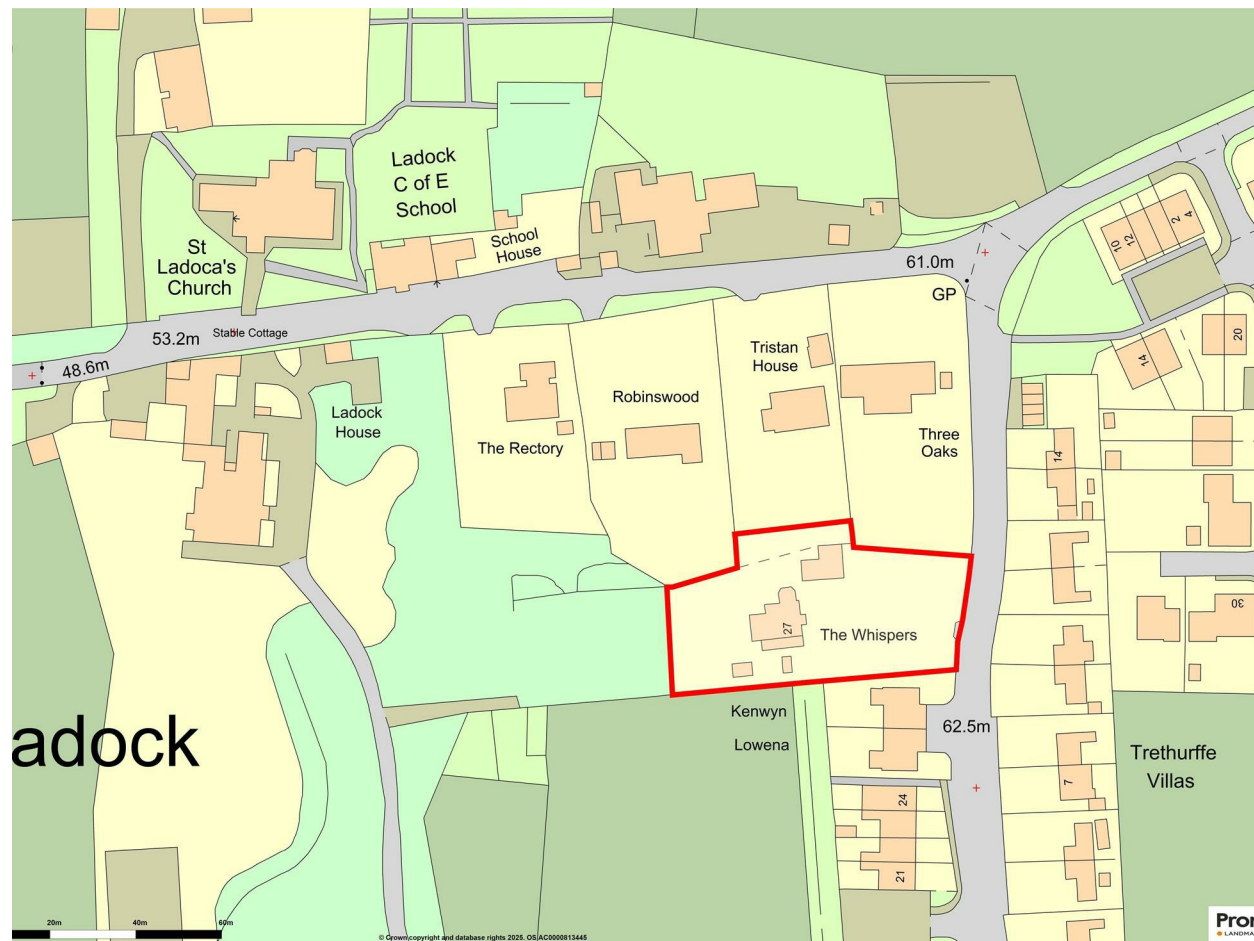
ENTRANCE HALL

Stairs to first floor. Four wall lights. Radiator. Engineered oak floor.

KITCHEN

4.83m x 2.41m (15'10" x 7'10")

An excellent range of modern white gloss kitchen units. Electric range cooker with gas hob and Smeg stainless steel extractor over. Integral dishwasher, fridge and washing machine. Walk in pantry cupboard. Window to front. Tiled floor. Opening to:



DINING AREA

3.60m x 2.63m (11'9" x 8'7")

A lovely, light room with windows overlooking the gardens and French doors opening into the front garden and drive. Three radiators, tiled floor and window blinds.

SITTING ROOM

7.28m x 4.30m (23'10" x 14'1")

A very light, well proportioned room with conservatory extension. French doors opening onto patio, additional full length windows enjoying views

over the rear garden and further window to side. Electric wall mounted fire, two radiators, three wall lights, television point. French doors into hallway.

SHOWER ROOM

2.76m x 2.43m (9'0" x 7'11")

Beautifully appointed with modern white suite including corner shower, vanity sink unit and low level w.c. Radiator. Velux window. Window to side. Cupboard housing Grant oil fired boiler with slatted shelves.

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REAR PORCH

3.30m x 1.76m (10'9" x 5'9")

Glazed door to rear garden. Window to side, Velux window. Radiator. Storage cupboard. Space for freezer etc.

MASTER BEDROOM

4.30m x 3.64m (14'1" x 11'11")

Window overlooking front drive and garden. Radiator. Door to:

EN SUITE

2.64m x 2.22m (8'7" x 7'3")

Modern white suite with low level w.c, double shower cubicle, vanity sink unit. Radiator. Heated towel rail. Window to side. Walk in wardrobe.

FIRST FLOOR

Landing. Loft access with ladder.

BEDROOM TWO

4.65m x 4.13m (15'3" x 13'6")

A very well proportioned twin aspect room with windows overlooking the side and rear gardens. Two Velux windows. Built in storage cupboards in eaves. Radiator. Door to:

EN SUITE

Modern white suite comprising low level w.c, vanity sink unit, shower cubicle with Mira shower, electric shaving point. Velux window.

BEDROOM THREE

Window overlooking the side garden. Velux window. Radiator. Door to:

EN SUITE

White suite with low level w.c, vanity sink unit, shower with electric shower. Extractor fan. Velux window.

OUTSIDE

Whispers is located at the end of a long tarmac driveway that sweeps up to the front door and former double garage where there is lots of turning and parking. The dwelling is located close to the centre of its grounds and is surrounded by fabulous mature gardens that provide privacy and separation from neighbours. The front garden includes a gently sloping lawn, mature trees including a magnificent magnolia, interspersed with specimen shrubs and plants. There is a greenhouse and large paved terrace for sitting out. At the beginning of the driveway is a car port and two further parking spaces.

DETACHED GARAGE/WORKSHOP

8.60m x 7.50m narrowing to 5.30m (28'2" x 24'7" narrowing to 17'4")

Plus additional rear section and measured externally. Light, power and water. connected. Insulated and split into several rooms including a bathroom with w.c. Currently used as home offices and offering tremendous potential to create a self contained annexe (subject to necessary consent).

REAR GARDEN

The rear garden is mainly large level lawn and ideal for children and pets enclosed within dense tree lined boundaries providing privacy and protection. A patio runs along the rear of the property accessed from the sitting room and around to the side providing sitting out space and here is a summerhouse with light and power. There is a lovely view of Ladock Church from the garden. There are extensive outbuildings.

WOODEN OUTBUILDING

4.70m x 3.5m widening to 6.70m (15'5" x 11'5" widening to 21'11")

Light and power.

OUTBUILDING TWO

3.00m x 2.00m (9'10" x 6'6")

Light and power.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

N.B

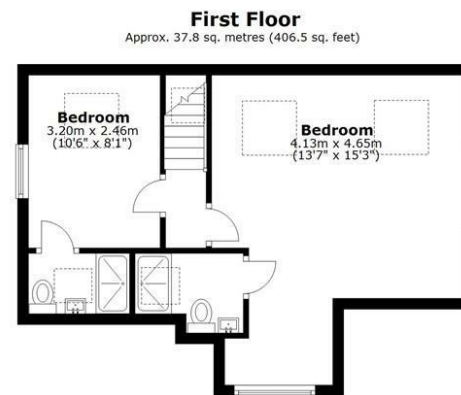
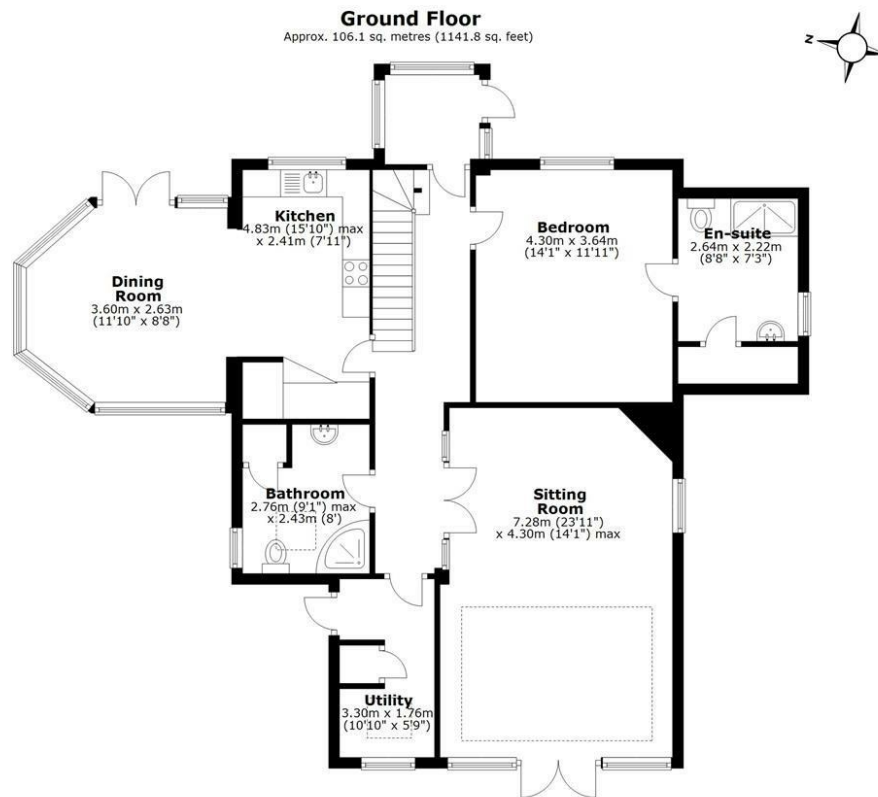
The electrical circuit, appliances and heating system have not been tested by the agents.

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

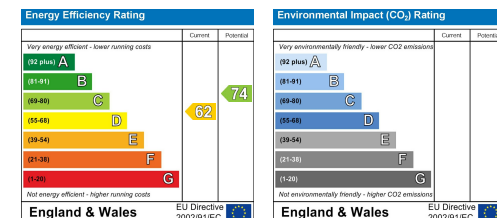
From Truro take the A390 eastwards towards St Austell and follow signs to Ladock. In the village, take the first turning to the right towards Ladock Church, ignoring the turning to Probus and take the next turning on the left signposted to Ladock Church. Whispers is the last property on the left before the junction with a nameplate.



Total area: approx. 143.8 sq. metres (1548.3 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.

Whispers, 27 Trethurffe Villas, Ladock



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