

Knoll Barn

STAGS

Knoll Barn

Ladock, Truro, Cornwall, TR2 4QB

Truro 7 miles. St Austell 14 miles. North Coast 11 miles.

Detached stone and granite built, three bedroom barn conversion with mature large gardens.

- Detached Barn Conversion
- Reversed Accomodation
- Wonderful Countryside Setting
- Surrounded By Countryside
- Council Tax Band - D
- Three Bedrooms
- Large Mature Gardens
- Lots Of Parking
- Viewing Recommended
- Freehold

Guide Price £550,000

SITUATION

The property is in a most idyllic location, discreetly situated up a farm lane off the B3275 which provides both tranquillity and a wonderful rural setting. Nearby Ladock Woods offer some lovely woodland walks and excellent opportunities for dog walking.

Ladock is a welcoming and thriving village community located approximately six miles east of Truro, making it an ideal setting for family life. The village offers a strong sense of community and a range of useful local amenities, including a public house boasting an award-winning chef, a primary school, parish church and village hall, which hosts regular clubs, activities and community events throughout the year. Families benefit from easy access to the nearby village of Probus, just a couple of miles away, where further facilities and services can be found. The cathedral city of Truro offers an excellent range of shopping, restaurants and leisure activities, together with a mainline railway connection to London and the north, making it particularly convenient for commuting or visiting family and friends.

The location is also perfectly placed for enjoying the very best of the Cornish outdoors, with easy access to both the north and south coasts, offering beautiful beaches, scenic coastal walks and an abundance of opportunities for family days out. Newquay Airport is approximately thirteen miles to the north, providing convenient additional travel connections.







DESCRIPTION
Knoll Barn presents a wonderful opportunity to acquire a unique and characterful barn conversion, occupying a delightful rural setting surrounded by open fields. This attractive converted stone barn is full of rustic charm and character, offering reverse-level accommodation. External steps lead up to the sitting/dining room which features an exposed, high vaulted ceiling and a feature stone fireplace with an inset wood burner. Enjoying a dual aspect, this lovely room has pleasant views overlooking the gardens and surroundings. The kitchen leads directly from the principal sitting room and is fitted with a good range of cupboards and drawers. From the kitchen, a staircase leads to the lower level, where there are three generously sized bedrooms, including a master bedroom with en-suite facilities, together with a well-appointed family bathroom and a further door from the hallway to the garden.

OUTSIDE
Behind sturdy timber double gates reveal the large, mature gardens which are undoubtedly one of the main features of the property. Extending to just over half an acre (c. 0.53), they are a joy to behold and are extensively stocked with flower, tree and shrub borders, beautifully intertwined with pathways, seating areas and lawned spaces, providing numerous majestic seating points from which to enjoy the profusely stocked gardens and all of the wonderful associated flora and fauna with the location.

Additionally, there is a raised paved terrace, complete with an inset 9 metre swimming pool and a summerhouse creating an ideal space for outdoor entertaining and enjoying the peaceful rural surroundings.

SERVICES
Mains electricity is connected. Private drainage via septic tank and private water via a borehole. Heating is via independent heaters and a log burner.
Basic and Ultrafast broadband is available up to 1000 Mbps (Ofcom).
Vodaphone, O2, EE and Three mobile signal are likely (Ofcom).
Council Tax Band – D.
Flood Risk - Very low.
Satellite and Fibre: BT and Sky available (Ofcom).

VIEWINGS
Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS
From Truro proceed east on the A390 towards St Austell, after approximately five miles, turn left signposted to Ladock and Probus then continue almost exactly 1.5 miles along B3275, before you enter the village of Ladock the lane can be located on the right hand side signposted Treknoll Farm and a green public footpath sign. Please note the access lane is quite uneven in parts (Ignore Sat Nav.).

What3words.com: ///impressed.anchorman.expel

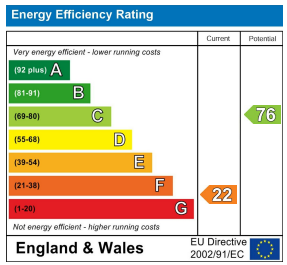






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

