Philip Martin

LETTINGS LIMITED

Ladock, Truro

£4,500 PCM

Nankilly Farm Ladock, Truro, TR2 4PS

Nankilly Farm is arguably one of the most impressive houses within the Truro to St. Austell area. The property has been completely refurbished and extended substantially to a very high standard. It really is a stunning detached country house, the type and size that is almost impossible to find - the accommodation extends to over 8000 square feet. The impressive side and rear extensions form symmetrical projecting wings to the original long rectangular farmhouse to form a classic "U" shape of impressive proportions, all of which enjoy uninterrupted views over the surrounding countryside. The house has very high levels of insulation and double glazing resulting in an excellent energy performance rating. It is ideal for family living. The accommodation includes five double bedrooms, bathroom and additional sitting room on the first floor. Three bedrooms have en suite bathrooms. The ground floor includes an impressive kitchen/breakfast room with Aga, dining room, sitting room, lounge, study, rear hall, utility room and cloakroom. All of the rooms enjoy pleasant garden and countryside view and have quality engineered oak flooring except the kitchen and bathrooms which are tiled. The property stands at the end of a very long entrance drive leading to a large parking area with triple garage/workshop and is surrounded by impressive mature gardens and grounds. Pets considered.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band E
- Large Mature Gardens
- Double Glazed Windows
- Triple Garage and Plenty of Parking
- Deposit £5192
- EPC C
- Available on an Assured Periodic Tenancy

Entrance Hall

Sitting Room

Study

Dining Room

Kitchen/Breakfast Room

Rear Entrance Hall

Rear Porch

Cloakroom

Utility Room

First Floor Sitting Room

Master Bedroom
En-Suite

Bedroom 2
En-Suite

Bedroom 3
En-suite

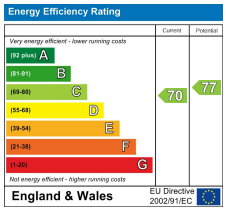
Bedroom 4

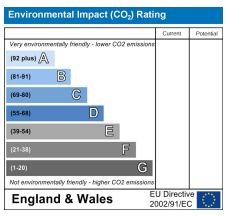
Bedroom 5

Family Bathroom

Credit References and Deposit
Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to one weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to five weeks rent will be payable.

Directions
Nankilly is clearly signposted from the B3275 road just east of Ladock village. Follow this road and at the T Junction turn left and the entrance into Nankilly Farm is easily identified on the right hand side.





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