


STAGS

# Oak Tree House

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Ladock, Truro, Cornwall, TR2 4PG

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

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Detached four bedroom modern village home set in a tucked away position yet in the village centre. Sold with no onward chain and with viewing highly recommended.

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- Modern Detached House
- Master En-Suite
- Private Village Setting
- Hot Tub
- Freehold
- Four Bedrooms
- Family Bathroom
- Integral Garage
- No Onward Chain
- Council Tax Band - D

## Guide Price £450,000

### DESCRIPTION

Tucked away in a peaceful position surrounded by greenery and wildlife yet just a short walk from the heart of the village, Built around 2009, the detached property has an attractive, classic appearance and enjoys a particularly convenient setting within easy walking distance of village amenities and the local park, making it ideal for family life.

Beautifully presented throughout, the house offers bright, spacious accommodation that has been thoughtfully designed for comfortable family living. The welcoming entrance hall leads to a generous sitting room, perfect for relaxing together, while the well-appointed kitchen/dining room provides a wonderful sociable space for everyday meals and family gatherings. There is also a useful utility room and a cloakroom on the ground floor, adding to the practicality of the home.

Upstairs there are four well-proportioned bedrooms, offering plenty of space for a growing family. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a good-sized family bathroom.

The property also benefits from LPG central heating and double glazing throughout.







## OUTSIDE
Outside, the enclosed rear garden has been attractively landscaped with Cornish stone terraces, creating an interesting and enjoyable outdoor space for children to play and for family entertaining. The garden also features a summer house and a hot tub, providing a lovely area to relax and unwind. To the front of the property there is private parking along with a good-sized integral garage.

## LOCATION
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, primary school, parish church and a village hall which hosts regular clubs, activities, and community events throughout the year. Worthy of note is that Oak Tree House is located just a stones-throw from the community park/ recreation area and Ladock Woods is just a walk away offering some super dog walks.

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 excellent shopping, a wide range of restaurants and leisure activities, and a mainline railway connection to London and the north, making it convenient for commuting or visiting family.

The location is also perfect for enjoying the Cornish outdoors, with easy access to both the north and south coasts, offering beautiful beaches, coastal walks, and family days out. Newquay Airport is approximately thirteen miles to the north, providing additional travel connections.

## SERVICES
Council Tax Band - D
Mains drainage, electricity and metered water.
LP Gas central heating.
Flood Risk - Very Low.
Conservation Area - No.
Broadband: Basic and Superfast are available (Ofcom).
Mobile phone: 02, Vodaphone, EE and Three likely (Ofcom).
Satellite and Fibre - Sky and BT are available.

## DIRECTIONS
From Truro proceed east on the A390 towards Probus and St Austell. After approximately five miles, turn left signposted to Ladock. Continue into the village, passing the parish church and village amenities. Proceed through the centre of the village turning left over the bridge just after the public house which is on the right hand side. After crossing the small river take the right hand turning onto an unadopted lane signposted ' Playfield and Community Hall Parking' where the property can be found on the left hand side.

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



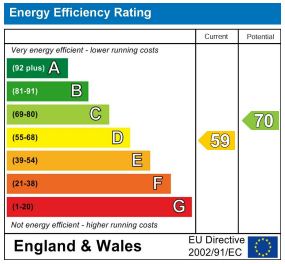




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.






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