



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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2 HIGHER COTTAGES LADOCK

TRURO
TR2 4PP

A STYLISHLY UPDATED THREE-BEDROOM
CHARACTER COTTAGE WITH A GENEROUS REAR
GARDEN AND DETACHED GARAGE

Behind its handsome stone frontage, 2 Higher Cottages offers a thoughtfully updated interior combining period detail with a calm contemporary finish. The generous sitting/dining room centres on a wood-burning stove, while the substantial kitchen/breakfast room, three bedrooms and unusually spacious bathroom provide practical, well-balanced accommodation. To the rear, a tiered garden extends towards open fields, complemented by a detached garage and former allotment area.

GUIDE PRICE £325,000

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PHILIP MARTIN

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GENERAL COMMENTS

2 Higher Cottages is a handsome stone-fronted cottage that has been comprehensively and sympathetically updated. The result is a warm and cohesive home in which exposed beams, deep window reveals, traditional ledged doors and a brick fireplace are paired with muted colours, Shaker-style cabinetry and contemporary fittings.

The ground floor is arranged around two generous rooms. The sitting/dining room combines comfortable living and dining space around a wood-burning stove, while the adjoining kitchen/breakfast room offers extensive storage, timber work surfaces and a breakfast bar. Upstairs are two double bedrooms, a versatile third bedroom and an unusually spacious bathroom with a freestanding roll-top bath and rainfall shower. There are modern electric radiators throughout.

The accommodation is complemented by a tiered rear garden with mature boundaries and an outlook over adjoining fields. A detached garage and former allotment area add valuable parking, storage and outdoor space.

LADOCK

Ladock is a well-established village approximately six miles east of Truro, with amenities including a primary school, parish church, public house, post office and an active village hall. The nearby village of Probus provides further everyday facilities, while Truro offers an extensive range of shops, restaurants and schools, together with a mainline railway station providing direct services to London Paddington. Well placed for both Cornwall's north and south coasts, the village also offers convenient access to the A30 and Cornwall Airport Newquay, approximately 13 miles away.

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

ENTRANCE PORCH

An enclosed entrance opening into the principal reception room.

SITTING/DINING ROOM

4.87m x 4.18m (15'11" x 13'8")

A generous and welcoming reception room with painted ceiling beams and wood-effect flooring. The focal point is a brick fireplace housing a wood-burning stove, complemented by fitted shelving and attractive wall panelling. There is ample space for both sitting and dining furniture.



KITCHEN/BREAKFAST ROOM

3.91m x 3.87m (12'9" x 12'8")

An impressive contemporary kitchen fitted with an extensive range of sage-green Shaker-style units beneath solid timber work surfaces. Dark green metro-tiled splashbacks provide a n attractive contrast, while appliances include an integrated oven, electric hob and extractor, dish washer and fridge. There is space and plumbing for a washing machine, together with a breakfast

bar, recessed lighting and a window overlooking the rear garden. There is a useful under stairs storage cupboard and a door which opens to the outside.

FIRST FLOOR

Providing access to all three bedrooms and the bathroom.

LANDING

With loft access and radiator.

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MASTER BEDROOM

2.85m x 4.30m (9'4" x 14'1")

A well-proportioned double bedroom featuring a panelled accent wall, window with plantation-style blinds and ample room for freestanding furniture.

BEDROOM 2

2.34m x 3.84m (7'8" x 12'7")

A further double bedroom with fitted wardrobes and a window overlooking the rear.

BEDROOM 3

1.83m x 3.00m (6'0" x 9'10")

Currently used as a dressing room and equally suitable as a single bedroom, nursery or home office.

BATHROOM

2.39m x 2.87m (7'10" x 9'4")

A spacious and stylish bathroom fitted with a freestanding roll-top bath, rainfall shower and handheld attachment, glazed screen, WC and wash basin set within a vanity unit. Grey metro tiling, wall panelling and a heated towel rail complete the room. There is a useful storage cupboard with shelving and airing cupboard with water cylinder.

OUTSIDE

The rear garden rises away from the cottage and is arranged over a series of tiers, with stone retaining walls, established planting and areas of lawn. Steps lead towards the upper section, where mature trees and hedging provide enclosure and privacy, together with an outlook across the adjoining countryside.

Beyond the detached garage is a former allotment area containing an established apple tree. Although currently overgrown, it offers scope to reinstate as a productive garden or use as additional outdoor space.

GARAGE

3.80m x 5.30m (12'5" x 17'4")

A substantial detached single garage with a roller door and windows providing natural light. Extending to approximately 217 sq ft, it offers excellent space for parking, storage or workshop use. Situated at the end of the terrace of properties just a short distance away.

ALLOTMENT

Further on from the garage is a former allotment with an apple tree although now overgrown.

SERVICES

Mains water, electricity and drainage.

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.

DATA PROTECTION

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TENURE

Freehold.

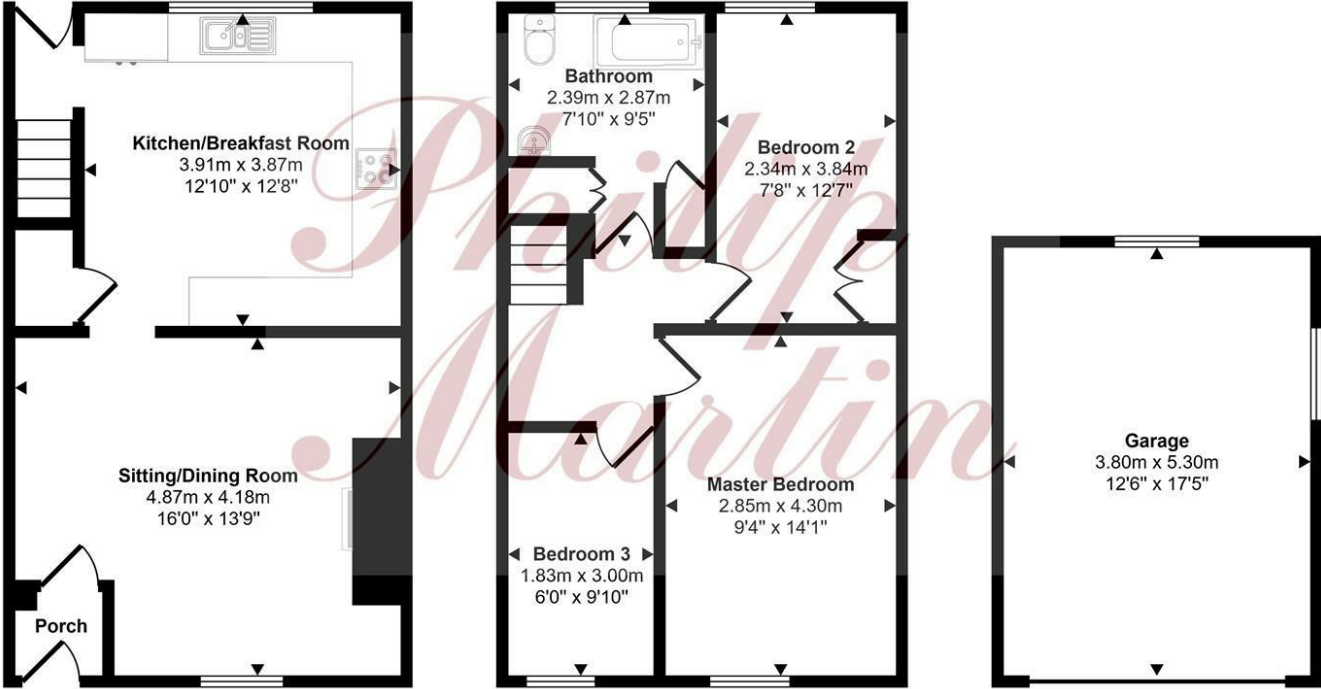
COUNCIL TAX

Band B.

DIRECTIONS

Proceed into Ladock village from the Truro direction and 2 Higher Cottages will be found on the right hand side where a Philip Martin board has been erected.

Approx Gross Internal Area
100 sq m / 1074 sq ft

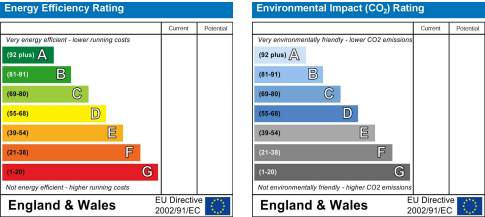


Ground Floor
Approx 40 sq m / 427 sq ft

First Floor
Approx 40 sq m / 431 sq ft

Garage
Approx 20 sq m / 217 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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