



Ladner Lodge, Mill Yard, Ponsanooth, TR3 7EF
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Popular village location, between Truro and Falmouth
- Superb, detached 3 double bedroom bungalow
- Principal en suite shower room plus walk in wardrobe
- 24'9 x 22'1 Open plan sitting room/dining room with vaulted ceiling
- Large kitchen, separate utility room, family bathroom
- Driveway parking for multiple vehicles, garage
- Solar panels providing excellent income and EV charger
- Video tour available



An updated and re-modelled, detached 3 double bedroom bungalow situated in a convenient and sought after village location in between Truro and Falmouth, with open plan living accommodation, separate utility and two bathrooms plus off-road parking for multiple vehicles, EV charger and a garage.



The Property

A truly superb and impeccably presented detached bungalow, set centrally within the well served and extremely popular village of Ponsanooth - Comprising 3 spacious double bedrooms, with the principal benefitting from an en suite shower room and walk in wardrobe space, a family bathroom, an exceptional and substantial open plan living/dining room with vaulted ceiling, separate kitchen with central island and utility plus a single attached garage, EV charger, solar panels and ample parking. All whilst surrounded by an array of lawned and landscaped gardens and walkways.

The accommodation comprises of a large entrance porch, which has plenty of space for shoe and coat storage - which opens into a large hallway. The hallway connects to all key rooms of the property and creates a really lovely flow. The heart of the house is the utterly fantastic and naturally light, open plan 24'9 x 22'1 'L shape' sitting room/dining room with multiple windows, a vaulted oak beam ceiling and stunning cherry oak style flooring. This space is gorgeous with plenty of room for multiple sofas, corner seats, a feature log burning wood stove, 8 seater dining table and multiple units.

Semi open plan to this special room is a large kitchen with central island boasting superb presentation, ample worktop space, plenty of light and an array of base and eye level units. Off the kitchen is a well appointed and extremely useful utility room with ample space for a washing machine, dryer and large American style fridge freezer - this room also has a door leading to the rear garden/decking.



All three bedrooms are good size doubles where the principle, which overlooks the front elevation, benefits from a large 3 piece en suite shower room and walk in wardrobe. Bedroom 2, which again overlooks the front, is a large space measuring over 17' in length and benefits from built in wardrobes. Bedroom 3 has built in wardrobes, plenty of space for a large bed and gaming chair and desk plus a lovely outlook of the treelined garden.

The family bathroom is a well appointed 3 piece suite with a wash hand basin with cupboard surround, WC and panelled bath with glass screening and shower over.

Outside and to the front, steps lead down from the top of Mill Yard to the front door, with a walk way which wraps around the property. Adjacent to the garage and EV charger is a sloping driveway which leads to a large part gravelled parking area.

To the side, a large area of lawn boarded by high walls and hedging, an array of vegetable patches, patio area perfect for ball games or BBQ's plus a raised decking which all together create a superb multi functioning garden for all year round and all occasions.

Our clients boast a 'B rated' EPC plus benefit from 16 owned solar panels which provide a near £3,000 per year in income.

In all, a fantastic house, in a popular village location, providing a near 1,500 square feet of simply superb accommodation!



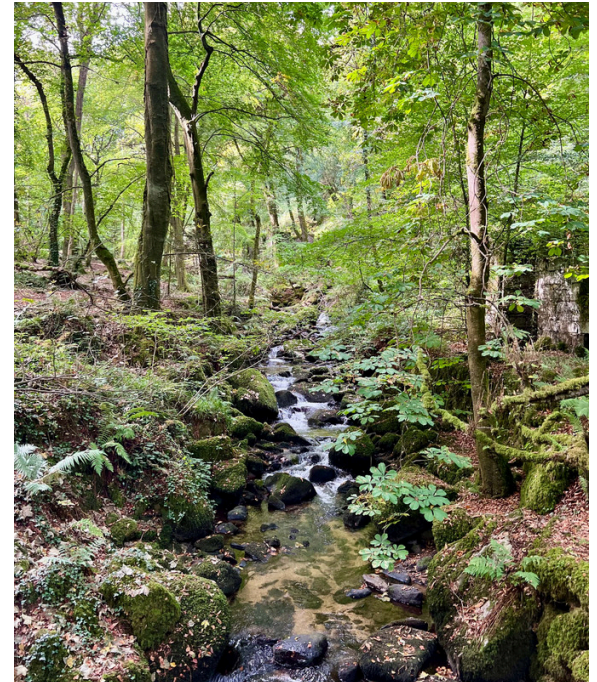




The Location

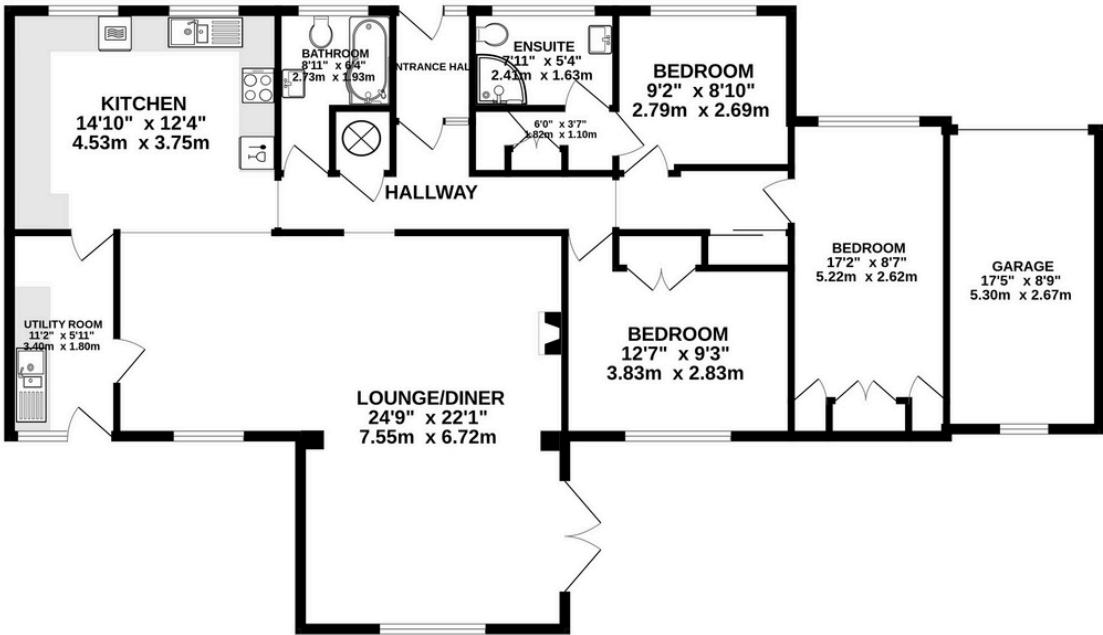
Ponsanooth - meaning 'bridge at the stream', is a popular village with an active community and good everyday facilities including a well renowned primary school, church, pub, award winning village store and post office. The picturesque river Kennall runs nearby through Kennal Vale Nature Reserve; in the 19th century this river worked a flour mill and a number of gunpowder mills, machinery at a foundry and a paper mill - now it is a wonderful place to enjoy a unique woodland walk experience.

The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth. Ponsanooth offers that true countryside village feel with the convenience of a location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.



Floorplan

GROUND FLOOR
1462 sq.ft. (135.9 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.9 sq.m.) approx.
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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Property Information

Tenure: Freehold
Council Authority: Cornwall Council
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected. Solar panels which provide income (please ask for more details).
Mobile Signal Externally: EE Best network - Good outdoor and variable in home.
Broadband: Superfast available. Max download 80Mbpos. Max upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

