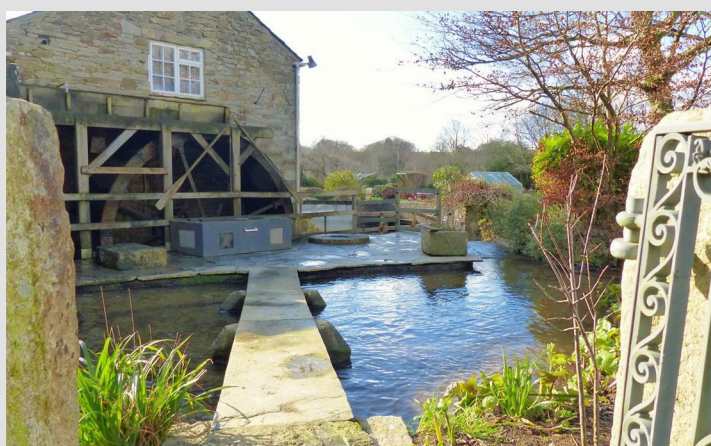


LADOCK, TRURO



MELYNOWYTH, NEW MILLS, LADOCK, TRURO, TR2 4NN

A FABULOUS CHARACTER COTTAGE AND FORMER CORN MILL IN A BEAUTIFUL WOODED VALLEY

Four bedroom restored cottage with integral mill house and working overshot wheel, lovely mature gardens, large garage/workshop, stables and over seventeen acres of land including half a mile of mill leat. A type of property rarely available - set within a rural hamlet some eight miles from Truro.

A naturalist's paradise. EPC - F.

Guide Price £725,000

GENERAL REMARKS

Melynwyth has been in the same family ownership for over forty years and during this time the whole property has been carefully nurtured, upgraded and restored. The property includes a four bedroom detached cottage of immense character together with integral mill house and working overshot water wheel which generates electricity and provides income. This is complemented by mature easily managed level gardens, a large garage and workshop, two stable ranges, paddocks, riverside meadows, woodland and a mill leat stretching along the valley for approximately half a mile. Whilst wholly residential the property will appeal to a wide range of discerning buyers looking for a country retreat and especially those with equine interests and a passion for conservation.

The property enjoys a good degree of privacy but it is not isolated. Melynwyth is set within the hamlet of New Mills adjacent to a minor country road about one mile east of the village of Ladock where there is a pub, church and primary school. The Cathedral city of Truro is approximately eight miles away and here there is a good range of private and state schools, a fine shopping centre with many national multiples, the Hall for Cornwall and an inter city rail link to London (Paddington).

The property is also well positioned for access to the A30 via nearby Summercourt or Fraddon and is also almost equidistant of both north and south Cornish coasts. Newquay airport providing flights to London (Gatwick) and other UK and Europe destinations is about twenty minutes driving distance.

HISTORICAL DETAIL

Melynwyth is the early historical name of the hamlet of New Mills and has ancient origins. The Melynwyth charter of 1363 documents Thomas St. Aubyn granting rights of a corn mill in the "vill of Melynwyth" to Robert Meddelond for his lifetime to "hold and sustain the said messuages, mill, mill bed and water course at his own costs in necessary timber".

The present cottage and mill is probably 18th century but undoubtedly stands on the site of an earlier structure. It is believed to have ceased use as a working corn mill in the early 20th century and the current mill wheel is a replacement.

The curtilage of Melynwyth extends along the valley on either side of an old lane adjacent to the mill leat ("the Leat Walk") and this is known to have been the original roadway through the valley before the present thoroughfare leading north from New Mills was constructed. Remains of some cob cottages and a well along the "Leat Walk" included a Dame School - run by local women caring for children whilst parents worked. Very little remains of these cottages.

THE DWELLING

This is a very attractive traditional cottage with local stone and part rendered elevations, small paned casement windows and a beautiful rag slate roof. The cottage has been meticulously maintained and in recent years a conservatory discretely added at the rear has added a new dimension to its appeal. Internally the property has immense character with plenty of traditional features including inglenook fireplaces, beamed ceilings, window seats and slate flooring. On the ground floor the living space is somewhat open plan to create light and a feeling of space and on the first floor there are four bedrooms including a large master bedroom with shower and sauna room en-suite. Of particular note is the kitchen/dining room which is extremely well fitted with a range of oak and satin steel fitments and a bathroom on the first floor has also been refitted to a high standard. There is a comprehensive system of oil fired central heating and underfloor electric heating to the conservatory.

At one end of the cottage and integral with the overall structure the Mill House is currently used as a utility and store but could easily be incorporated into the living accommodation. In greater detail the accommodation comprises (all measurements are approximate).

Ground Floor

ENTRANCE PORCH

With stable door and radiator and further door leading through to:-

KITCHEN/LIVING ROOM

5.79m x 4.50m (19' x 14'9")

Featuring a range of oak fitments comprising ample cupboards and drawers, wall mounted storage cupboards and open shelving. Some of the doors are clad in satin effect stainless steel and the extensive work surface area is mostly Dakota Mahogany granite. Integral appliances are comprehensive and include Gaggenau four ring halogen hob, Stoves combination electric oven and further extra wide oven with integral pizza utensils. Within the work surface there is an indoor bar-be-que with built in extractor system and a double bowl sink with chiselled drainer and detergent dispenser. Plumbing facility for washing machine and dishwasher.

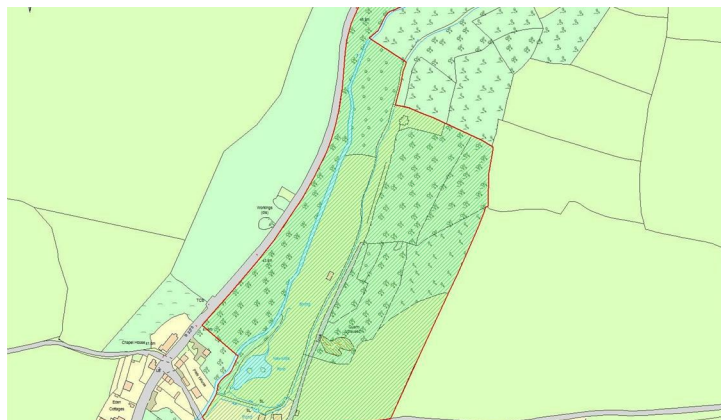
The dining end of the room focuses to an illuminated inglenook with clome oven (not functional) and alongside there is a fitted larder cupboard. There is slate flooring to the kitchen area and cork flooring to the dining end.

A door leads from the kitchen to the:-

CONSERVATORY

4.72m x 2.79m (15'6" x 9'2")

Added to the house about five to six years ago by "Camel Glass" and being fully double glazed and with slate flooring and underfloor electric heating.





MAIN RECEPTION ROOM

7.62m x 4.32m overall (25' x 14'2" overall)

Naturally divided into two separate areas by a central staircase. The sitting room area focuses to a deep inglenook fireplace with cut granite lintel, illuminated clove oven and granite paved hearth with multi fuel burner. Beamed ceiling, radiator and dual aspect windows. The secondary area is ideal for use as a formal dining room but is currently used as a study and has part slate flooring, radiator, beamed ceiling and access to under stairs wine store.

MILL ROOM

6.02m x 5.33m (19'9" x 17'6")

Integral with the main structure but approached independently from the outside and currently used as a utility room and store and easily incorporated into the accommodation, subject to any necessary consent. Fitted wash basin with hot and cold, plumbing for a washing machine, oil fired central heating boiler and control panel for the water wheel electric generating supply.

First Floor

Approached via a branching stairway and accessing a long wide landing area with built-in shelved cupboard.

MASTER BEDROOM

5.26m x 4.67m (17'3" x 15'4")

A dual aspect room with oak window seat and matching cill, inset lighting, two radiators and access to walk-in store.

EN-SUITE SHOWER ROOM

With tiled cubicle, vanity wash hand basin and w.c. Tiled floor and door to SAUNA ROOM. Door to:-

BEDROOM 2

5.03m x 3.61m (16'6" x 11'10")

Another large room at the opposite end to the main bedroom and being a dual aspect room with deep built-in wardrobe and two radiators.

BEDROOM 3

3.58m x 3.35m (11'9" x 11')

With built-in wardrobes and shelving, exposed stone and radiator.

BEDROOM 4

3.51m x 2.44m (11'6" x 8')

With built-in cupboard/wardrobe and radiator.

BATHROOM

3.61m x 2.44m (11'10" x 8')

Beautifully fitted with white suite comprising twin basins with mirrored recessed cabinets above with independent spot lights and inset stainless steel mixer tap all set on satin steel plinth. The bath is also set within satin stainless steel panels and has projecting taps and recessed soap trays. Matching W.C., floor to ceiling tiling in white and Beech strip floor. Satin finish towel rack and deep fitted cupboards with satin steel finish.

OUTSIDE

At the rear of the cottage and approached independently from the road there is a:-

DETACHED GARAGE AND WORKSHOP

7.92m x 6.71m (26' x 22')

Of timber construction under a pitched slated roof with electric up and over door, light and power. There is also an independent power supply for electric

field fencing, a fitted workbench and various wall mounted storage cupboards, secure storage cupboards and a hatchway providing access to a large loft storage area.

Also integral with the structure at one side there is a lean-to WOOD SHED and covered area for oil storage tank. There is gravelled parking to the front of the garage and also an outside cold water tap.

THE GARDENS

A lovely garden compliments the dwelling and much of this extends to the front of the cottage and geared for minimal maintenance. From the roadway a double car pull-in with cobbled pathway provides access into the garden through an ornamental wrought iron gateway with matching arch and light and a gravel pathway ultimately leads up and widens to a forecourt where there are views over much of the garden area. Some ancient apple trees are a delightful feature alongside the pathway and flanking each side there are level expanses of grass with rockery areas, a Gunera plantation and all of which is carefully landscaped by low stone retaining walls and massive fragments of stone. A honeysuckle covered archway leads through to an area of kitchen garden and again much of this is down to grass but including sleeper edged vegetable beds, soft fruit garden and a GREENHOUSE 12' x 10'. Here there is also a rose garden, hosta garden and throughout the ornamental garden there are a selection of specimen shrubs and trees including a magnificent Magnolia Stellata. At the rear of the cottage there are stone retaining walls with gravelled beds and a collection of twisted Hazels. Across from the mill leat a former lake is now a marsh garden and alongside there is an area of decking for sitting out. Here there is a further expanse of grass inter-planted with a selection of specimen trees.

Behind the garage an area known as "base camp" focuses to a fire pit and has been much used for family entertaining.

THE MILL WHEEL

This is an overshot wheel constructed of oak and steel and reinstated in the original wheel position at one end of the building. The wheel generates approximately 2.7 kw of electricity per hour and this is exported to the national grid averaging an income of £800 per quarter in excess of the electricity supply serving the house. The area surrounding the wheel has been extensively landscaped to include an overflow leat for excess water, carefully bridged and lined in stone and slate and also a wide stone paved terrace where the leat outfall can be raised and lowered to include a plunge pool if required.

THE LAND

This extends in all to seventeen and a quarter acres or thereabouts and extends north from the cottage and mill along the valley floor on either side of the Tresillian River. Some of the land is comprised in natural woodland whilst there are also riverside meadows incorporating STABLING which is ideal for summer grazing. The "Leat Walk" di-sects the land and above this on the valley slope there are further paddocks and a single STABLE with power and water connected. One of these paddocks is dominated by a magnificent spreading oak tree and in early spring the "Leat Walk" displays crowds of snowdrops and later daffodils and bluebells. The limited remains of the old cottages adjoin the "Leat Walk".

There are rights of access to the mill leat which extends beyond the freehold curtilage up through the valley and where there is a sluice gate operating from the Tresillian River. At this point there is an additional parcel of freehold land extending to approximately half an acre.

SERVICES, WAYLEAVES, SUBSIDY

Electricity generated by the mill wheel and with excess fed into the national grid. Mains electricity also connected.

Mains water. Private drainage.

There is an abstraction licence necessary for the water use and is currently £25 per annum.

The land is registered with the Rural Payments Agency and there is currently a Stewardship payment in excess of £800 per annum.

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.

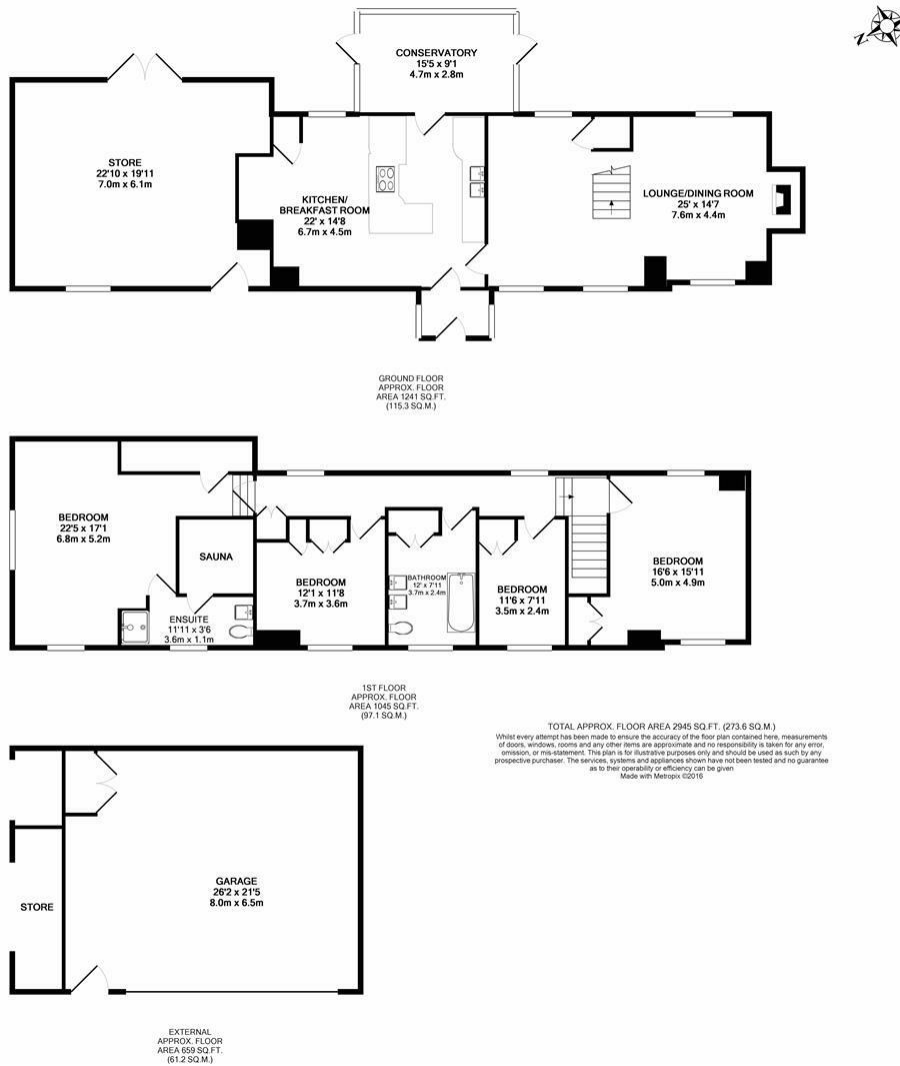
DIRECTIONS

From Ladock village proceed northwards along the B3275 towards Brighton roundabout and when entering the hamlet of New Mills take the turning on the right hand side where indicated "weak bridge". Continue along this roadway for a short distance and after passing over the small road bridge the property will be easily located on the left hand side.



"May I take this opportunity to thank you and your colleagues for giving me an excellent service during the selling process. I am so pleased I chose Philip Martin estate agents. You have been kind, considerate and truly professional throughout the last few weeks. You have made selling a property a truly pleasant experience." (October 2016)

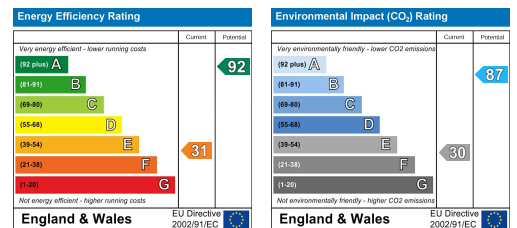




Key Features

- 4 Bedroom Cottage
- Working Water Wheel
- Large Mature Gardens
- River Meadows & Woodland
- Over 17 Acres in Total
- Mill House
- Garage/Workshop
- 2 Stable Ranges
- Paddocks
- A Naturalist's Paradise

Energy performance rating



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