

# Nankilly Farm

Probus, Cornwall



Jackson-Stops  
& Staff



People **Property** Places



An extremely attractive detached residence with an immense amount of charm and character. The property enjoys a separate one bedroom self-contained cottage and is set in approximately 5 acres.

Guide Price £800,000

## Features

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room with Aga and larder
- Rear Lobby
- Cloakroom
- Master Suite
- 3 Further Bedrooms
- Family Bathroom

## Distances

- Truro 5.4 miles
- St Mawes 16.5 miles
- Newquay Airport 16.7 miles
- Ladock 3.8 miles
- Probus Village 2.5 miles

(distances approximate)

## The Property

The current owner moved to Nankilly in 1996 and over the past twenty years has carried out a rebuild of the main property and the reconstruction of the cottage. The main elevations are a mixture of stone and rendered blockwork partially relieved by part slate hung tiles at first floor level. The accommodation now consists of three reception rooms, all with working fireplaces. The hub of the house is the attractive kitchen/breakfast room. This well-conceived room enjoys a space for a four door Aga, a 'secret door' to the dining room a study area and a walk-in larder. Upstairs the master bedroom benefits from an en-suite shower room. There are three further bedrooms and a family bathroom. The self-contained one bedroomed cottage has a sitting room with open plan kitchen and a wet room and bedroom.

## The Location

Nankilly Farm enjoys a delightful rural position. The small community of Ladock is approximately 3.8 miles and the village offers a public house and an attractive village hall. Probus approximately 2.5 miles, offering a greater range of facilities including a doctor's surgery, restaurant, and general stores and butchers. Newquay airport is approximately 16.7 miles away with flights to London Gatwick.

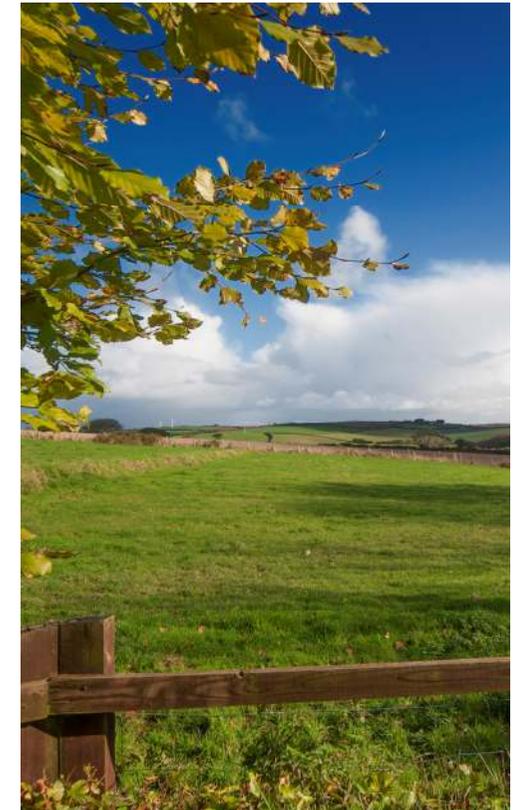




The Cathedral City of Truro is approximately 5.4 miles and offers a good selection of multiple and individual shopping opportunities being the county town and administrative centre with mainline rail links to London Paddington. The city abounds with interesting architecture and offers both private and state schools. There is a cinema and The Hall for Cornwall theatre.

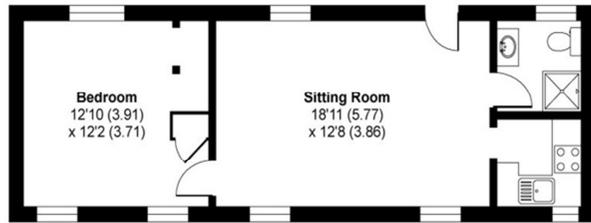
## Outside

The property enjoys a generous parking area with covered car parking for two cars. Outside the kitchen is a covered veranda which is ideal for alfresco dining. The land is a mixture of garden, orchard and paddock which totals approximately 5 acres.

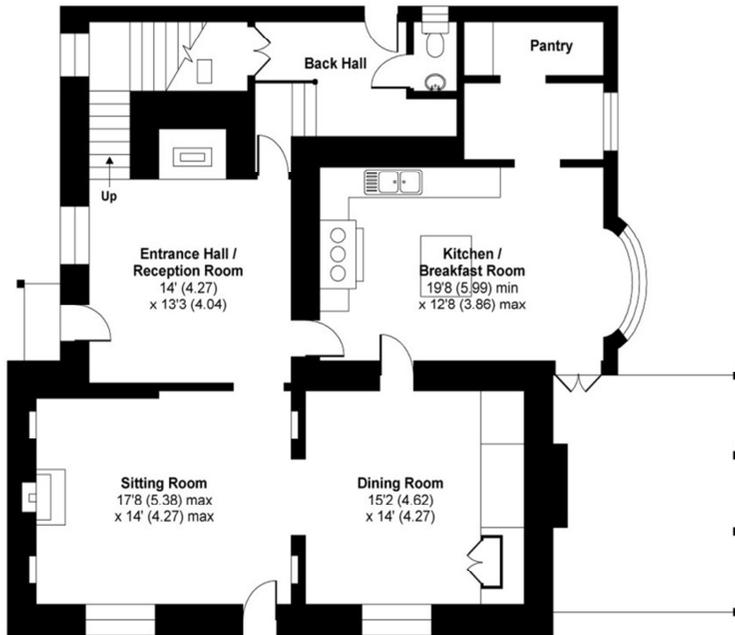


# Nankilly Farm, Probus

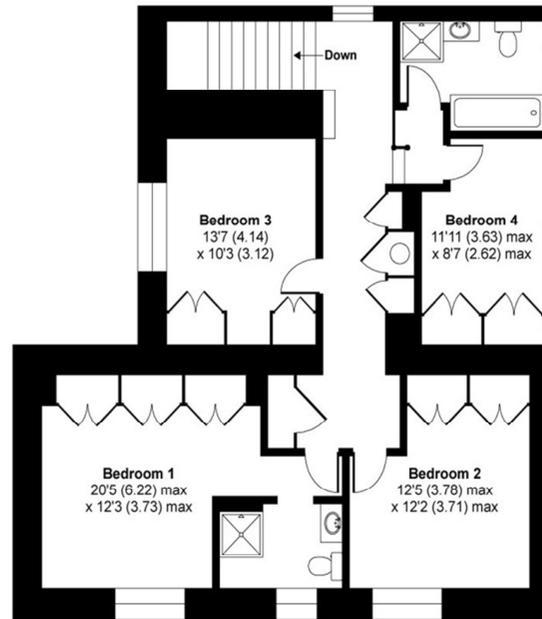
APPROX. GROSS INTERNAL FLOOR AREA 2880 SQ FT 267.5 SQ METRES (Includes Cottage)



COTTAGE



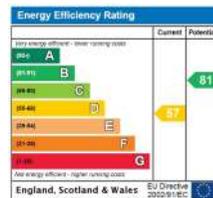
GROUND FLOOR



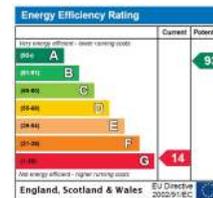
FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Main House



Cottage

## Property Information

**Postcode:** TR2 4JG

**Council Tax Band:** D, A

**Services:** Mains electricity. Oil-fired central heating. Private water. Private Drainage.

**Fixtures and fittings:** Only those mentioned in this brochure are included in the sale. All others, such as the Aga, carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

**Local Authority:** Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

**Viewing:** By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

**Fast Find:** 58900

## Directions

From Truro head towards Tresillian. Before the stone bridge turn left, by the playground. Continue straight for approximately 2 miles, passing under the railway bridge, passing two T-Junctions to your left, go straight on towards the farm gate. Right hand bend drop down the hill, Nankilly is your left.



## Important Notice

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