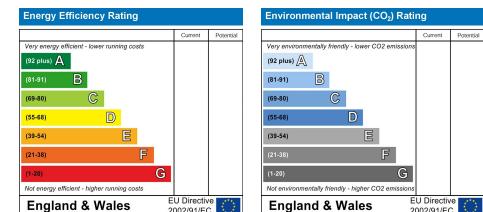




KEY FEATURES

- Development Opportunity
- Adjoining Fields
- Large Plot
- Huge Potential
- Walking Distance Of Village
- Detached Cottage
- Fabulous Countryside Views
- Enjoying A Sunny Aspect
- Lots Of Parking
- Very Peaceful Location

ENERGY PERFORMANCE RATING



CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



LADOCK



NANKILLY COTTAGE, LADOCK, TRURO, TR2 4PS DEVELOPMENT OPPORTUNITY

A detached cottage in a delightful rural location enjoying far reaching countryside views.

In a very poor state of repair and likely to be replaced with a larger dwelling.

Large gardens adjoining open countryside offering huge potential.

Parking for several cars and ample space for a garage/workshop.

Very quiet location yet within walking distance of the village, school and church.

Best and final offers by 5.30pm Wednesday 10th February 2021

GUIDE PRICE £200,000

GENERAL COMMENTS

The location of Nankilly Cottage is very special indeed, tucked away in a very quiet rural position on the outskirts of Ladock and within walking distance of the school, church, pub and shop. The cottage enjoys fabulous far reaching views over the surrounding countryside and backs onto fields with a lovely south facing aspect guaranteeing sun all day.

The cottage is detached and is in a very poor state of repair and has not been lived in for several years. It is likely that purchasers will demolish the existing cottage and replace with a larger more impressive dwelling that will compliment this wonderful site and location (subject to planning permission). In our opinion the plot warrants a bigger property. The large gardens are somewhat overgrown as the property has not been occupied for several years but offers huge potential to create an amazing space, the rear boundary adjoins open farmland and the views are truly magnificent and far reaching. A driveway provides plenty of parking and there is ample space for a garage and workshop. Mains water and electricity are connected and there is private drainage.

LADOCK

Ladock is a thriving community approximately six miles east of Truro city. Village facilities include public house, primary school, parish Church, shop and post office and superb village hall with regular clubs and activities.

Probus is within a couple of miles where there are further facilities and Truro which is renowned for its excellent shops and fine selection of bars, restaurants and main line railway link to London (Paddington). The house is also ideally located for access to the south and north coast and Newquay airport is approximately thirteen miles to the north.

SERVICES

Mains water and electricity, private 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.

IMPORTANT

The cottage is in a very poor state of repair and structurally unstable. It is not possible to enter the cottage and no internal viewings are permitted.

DIRECTIONS

Proceed in to the village of Ladock from the Truro direction and take the right hand turning signposted to the Church. Turn left into Trethurffe Villas and the end of the development turn right. Proceed along this country lane for approximately half a mile and Nankilly Cottage will be found on the right hand side where a Philip Martin board has been erected.

