



BISSICK MANOR BARN

LADOCK
TRURO TR2 4PG

Philip Martin

ESTATE AGENTS CHARTERED SURVEYORS VALUERS & AUCTIONEERS

Philip Martin



BISSICK MANOR BARN

LADOCK TRURO

TR2 4PG

SUPERB DETACHED CONVERTED FORMER WATER MILL

Tucked away in a quiet position in the centre of this sought after village and enjoying far reaching views towards the Parish Church.

Beautifully presented with surprisingly light accommodation and many character features including substantial exposed roof trusses, solid wood floors and partly exposed stone internal walls.

A most attractive building with stone elevations, natural slate roof and modern additions including double glazed windows and central heating.

Four bedrooms, magnificent open plan kitchen, sitting and dining room, utility, bathroom and additional shower room.

Private enclosed gardens. Parking for four cars. Oil fired central heating. Double glazing.

Freehold. Council Tax Band E. EPC D. No chain.



GUIDE PRICE £585,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

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

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Bissick Manor Barn is a magnificent detached period building in the heart of the sought after village of Ladock. Originally a water mill, it was imaginatively converted approximately twenty years ago to a very high standard and in a very sympathetic way retaining and adding huge amounts of charm and character. The barn has very attractive natural stone elevations, solid oak floors throughout, exposed roof trusses as well as double glazed windows and oil fired central heating. A huge open plan living room is a feature of this home, ideal for modern day living with wood burner and fine views over the gardens. The enclosed gardens are delightful, ideal for children and pets and whilst there are neighbours the barn and grounds are surprisingly private with open views over the village and including the church.

Bissick Manor Barn has an individual layout over two floors with magnificent open plan sitting room with two sets of French doors leading to front garden. In addition four bedrooms, luxurious family bathroom, shower room, utility and first floor study landing with views over the village. The rooms are of a good proportion and the layout is extremely versatile with two double bedrooms on each floor as well as a shower room downstairs and luxurious bathroom upstairs. An internal viewing is essential to appreciate the high levels of presentation and quality of this individual home where properties seldom come onto the open market.

LOCATION

Ladock is a thriving community approximately six miles east of Truro city with a good range of village facilities including public house, primary school, parish church and superb village hall with regular clubs and activities. Probus is within a couple of miles of where there are further facilities and the Cathedral city of Truro which is renowned for its excellent shops, restaurants and main line railway line linking to London (Paddington). Ladock is ideally located for access to the south and north Cornish coasts and Newquay airport is approximately thirteen miles to the north.

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

Stable door leading to:-

ENTRANCE HALL

Solid oak floor, exposed beams, exposed stone walls, stairs to first floor.

OPEN PLAN LIVING ROOM

8.41m x 5.49m (27'7" x 18")

A magnificent and very light twin aspect room with two French doors and windows all overlooking the front garden. Huge exposed roof trusses and exposed stone walls. Feature corner "Scan" wood burning stove, two radiators, t.v and telephone points, spotlights, solid oak floor.



Philip Martin

KITCHEN AREA

Good selection of both base and eye level kitchen units. Worktops with tiled splashbacks incorporating stainless steel sink with mixer tap over. Rangemaster stainless steel range cooker with gas hob and stainless steel extractor hood and splashback. Space and plumbing for dishwasher, space for fridge/freezer. Central island unit with cupboards and drawers below.

UTILITY ROOM

2.71m x 1.99m (8'10" x 6'6")

Space and plumbing for washing machine and space for tumble dryer. Two windows to rear. Large understairs storage cupboard, solid oak floor and glass bricks borrowing light from hall.

SHOWER ROOM

2.49m x 2.13m (8'2" x 6'11")

A modern white suite comprising corner shower cubicle, pedestal wash hand basin, low level w.c. Heated towel rail, extractor fan and frosted window to rear.

BEDROOM ONE

4.40m x 3.70m (14'5" x 12'1")

A double room with French doors overlooking the front garden. Radiator. Exposed beams and spotlights.

Philip Martin



BEDROOM TWO

3.53m x 3.14m (11'6" x 10'3")

A double room with window to rear. Built in wardrobes, radiator.

FIRST FLOOR

STUDY LANDING

4.85m x 3.56m (15'11" x 11'8")

Light open plan room with high ceilings and exposed roof trusses. Twin aspect with windows to front and rear with views over the village and gardens. Solid wood floor.

BATHROOM

2.72m x 2.64m (8'11" x 8'7")

A large, partly tiled bathroom with white suite comprising low level w.c, pedestal wash hand basin, bath with shower over, fully tiled surround and curved glazed shower screen. Exposed wooden roof trusses. Spotlights, extractor fan, heated towel rail, radiator. Window to rear.

BEDROOM THREE

4.35m x 4.10m (14'3" x 13'5")

A spacious double bedroom with window overlooking the front garden. Radiator. Exposed roof trusses.

BEDROOM FOUR

3.38m x 3.53m (11'1" x 11'6")

Large Velux window, exposed roof trusses and radiator.

OUTSIDE

Bissick Manor Barn is approached through a five bar wooden gate which leads to the gravelled driveway providing parking for four cars. The garden is enclosed and stocked with many mature shrubs and plants and whilst there are neighbouring properties it is surprisingly private. There is a good size lawn with deep flower bed borders, outside socket and garden pond. The garden is also accessed from the open plan living room and bedroom one via French doors. At the rear is a path and sizeable wooden garden SHED, beyond this is the Grant exterior oil fired boiler. There are two outside lights and a further raised sitting area which gets the early morning sun and here there are pleasant views over the barn and gardens.

POTENTIAL DOUBLE GARAGE

Planning permission has been granted by Cornwall Council on 14th November 2023 Ref PA23/07510 for "Proposed excavation of bank and installation of retaining wall and construction of garage with study in the roof". This is on land owned by a neighbour. Whilst the vendors have agreed a purchase price for the land, this is something that the new owner of Bissick Manor Barn will have to proceed with if interested. Further information from the agents.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

N.B

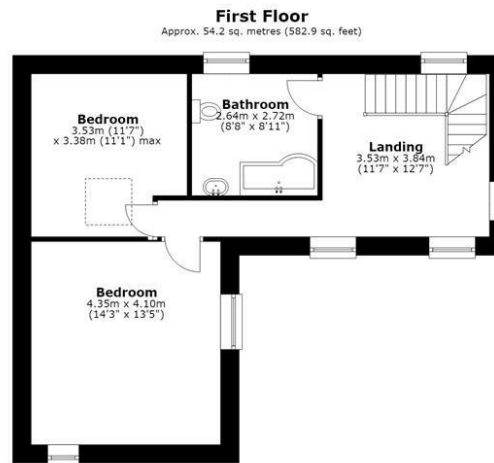
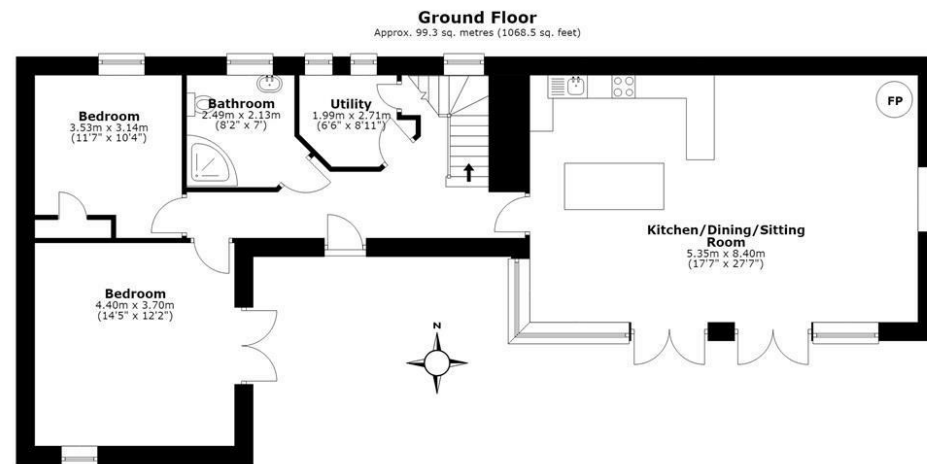
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

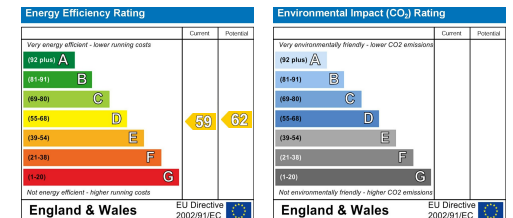
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed into Ladock from the Truro direction on the B3275 and turn left immediately opposite the Falmouth Arms public house. Proceed over the bridge and look out for the right hand turning which leads to Bissick Manor Barn just before a right hand bend.



Total area: approx. 153.4 sq. metres (1651.4 sq. feet)
Bissick Manor Barn, Ladock



Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin