

Silver Valley Cottage

STAGS

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Ladock, Truro, Cornwall, TR2 4QG

Ladock 1.4 miles – Fraddon (A30) 3.2 miles – Truro 8.8 miles

A beautifully restored and highly individual residence set within approximately 1.15 acres of secluded gardens and grounds.

- No Onward Chain
- In All Approximately 1.15 Acres
- Shepherds Hut
- Garage & Workshop
- Freehold
- 4 Double Bedrooms (x1 En suite)
- Tastefully Refurbished Throughout
- Generous Gardens
- Off Road Parking
- Council Tax Band: E

Guide Price £650,000

SITUATION

The property occupies a private rural setting to the north of New Mills, close to the popular rural village of Ladock, and offers convenient access to Truro, Newquay and the A30.

DESCRIPTION

This impressive property is an exceptional and characterful home, thoughtfully renovated by the current owner to create a truly unique living environment combining charm and comfort. Arranged over three floors, the property enjoys an idyllic setting with level landscaped lawns, mature boundaries and a picturesque stream running through the grounds.

Formerly part of the historic Albion Mine, also known as Wheal Albion, the property is steeped in local history. Originally a silver/lead mine with traces of silver, the site dates back to the late 1800s and was formerly an engine house, now sympathetically converted into this distinctive residence.







The accommodation briefly comprises four double bedrooms, including a principal bedroom with en suite shower room and balcony overlooking the stream and gardens, together with a family bathroom, cloakroom, spacious kitchen/dining room, living room, utility room and a snug/study. Character features are evident throughout and include exposed beams, slate flagstone flooring, timber floors to the upper level, handmade double and single glazed windows and doors, together with two wood burning stoves. The majority of the rooms enjoy delightful views over the gardens or adjoining stream.

Further benefits include LPG fired underfloor heating, a substantial range of outbuildings and a handcrafted Shepherd's Hut positioned within the grounds, ideal for guest accommodation or a peaceful retreat.

OUTSIDE

The property is approached via gates opening onto a generous gravelled driveway providing ample parking for numerous vehicles. Adjacent is a substantial outbuilding offering excellent storage for vehicles and workshop space. The gardens and grounds are a particular feature of the property, extending to approximately 1.15 acres in all and comprising expansive level lawns bordered by mature trees and natural planting, creating an exceptional degree of privacy and tranquillity. At the end of the garden a gate leads an additional area which is currently left for wildlife and adjoining this is an area housing a Shepherd's Hut which is positioned overlooking the stream and surrounding countryside.

SERVICES & ADDITIONAL INFORMATION

Mains electricity. LPG supplying the central heating. Private drainage via a septic tank. Private water. Mobile: variable outdoor (Ofcom). Broadband: standard and ultrafast available (Ofcom), however the current owners use Starlink.
Please note the agents has not inspected or tested these services.
Flood Risk: Surface: Very Low. Rivers & Sea: Very Low/Low (gov.uk).

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///wriggled.goals.blacked

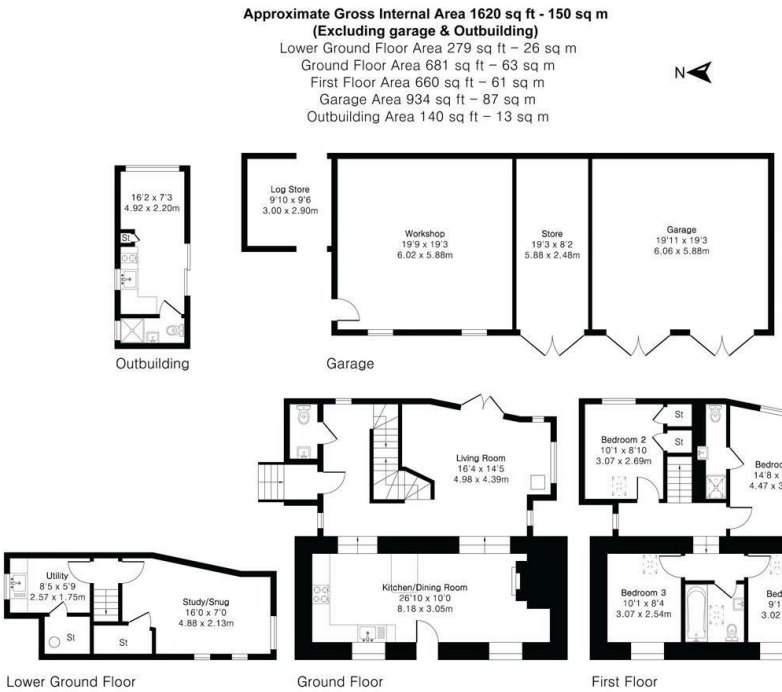


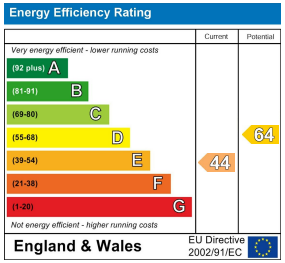




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