



**6 Arrallas Barns
Ladock
Truro, Cornwall
TR2 4NP**





4 Bedrooms
2 Reception Rooms
2 Bathrooms
226 Sq. Metres
Guide Price
£550,000



A substantial Grade II Listed character 4 bedroom barn conversion set in a easily accessible rural location with picturesque landscaped courtyard, private terraced garden, communal grounds and outbuildings.

PROPERTY

Found down a private lane and surrounded by woods and farmland is this beautifully presented Grade II listed barn conversion forming part of a square of six barns and benefiting from delightful private gardens as well as over 6 acres of communal grounds. The property provides spacious and versatile accommodation with a charming blend of character and modern living. Arrallas Barns was converted in the early 1990s from a complex formerly part of the Duchy of Cornwall lands.

Approached across an extremely pretty communal courtyard which has been carefully planted with mature shrubs and plants and is well tended.

The extra wide stable door leads into a spacious hallway with a patterned tile floor, exposed beams and exposed granite walls. The entrance hallway provides access to the ground floor accommodation and a staircase which leads to the first floor.

There is a very large, farmhouse style kitchen/dining room with handmade cabinetry, granite work surfaces, exposed beams and a wall of windows overlooking the courtyard. Centrally located is a large four oven Aga in Navy Blue. The large kitchen island offers plenty of preparation space as well as a Bosch oven and Neff Hob. This is a magnificent kitchen with plenty of space for a family. Adjoining the kitchen is a useful utility room and a walk in larder.

To the opposite side of the house there are three double bedrooms, one of which is currently used as a study, a family bathroom and a very large master bedroom with an en-suite. This room also features eight multi-pane casement windows which look out over the private garden allowing plenty of natural light.

Upstairs is a magnificent 38' x 17' sitting room. Beautifully presented with a vaulted ceiling, stone walls and a feature stone fireplace with an inset wood burner. This room is a marvellous place to relax or entertain.

THE GROUNDS

To the rear of the house is a terraced garden with a patio area directly beside the house and a second raised patio at the top of the garden which gets a full days sun.

All six barns all have the added luxury of enjoying over 6 acres of communal grounds which are divided between an orchard and two main fields of parkland. This land offers owners private grounds for dog walking.

The complex also enjoys a picturesque central courtyard garden with cobbled pathways and mature planted areas with cobbled centre piece with Victorian style lamp. Pathways meander through the courtyard and lead to each front door. There is a row of garages, one belonging to the property and shared communal parking with each property having two parking spaces. There is plenty of visitor parking. This property also has the benefit of a storage shed within the common grounds and a stable that is shared with one other barn.







Surrounding Area

The property is located only 2 miles from Summercourt Village, which has a Post Office, mini Super Market, Primary School and nearby Church.

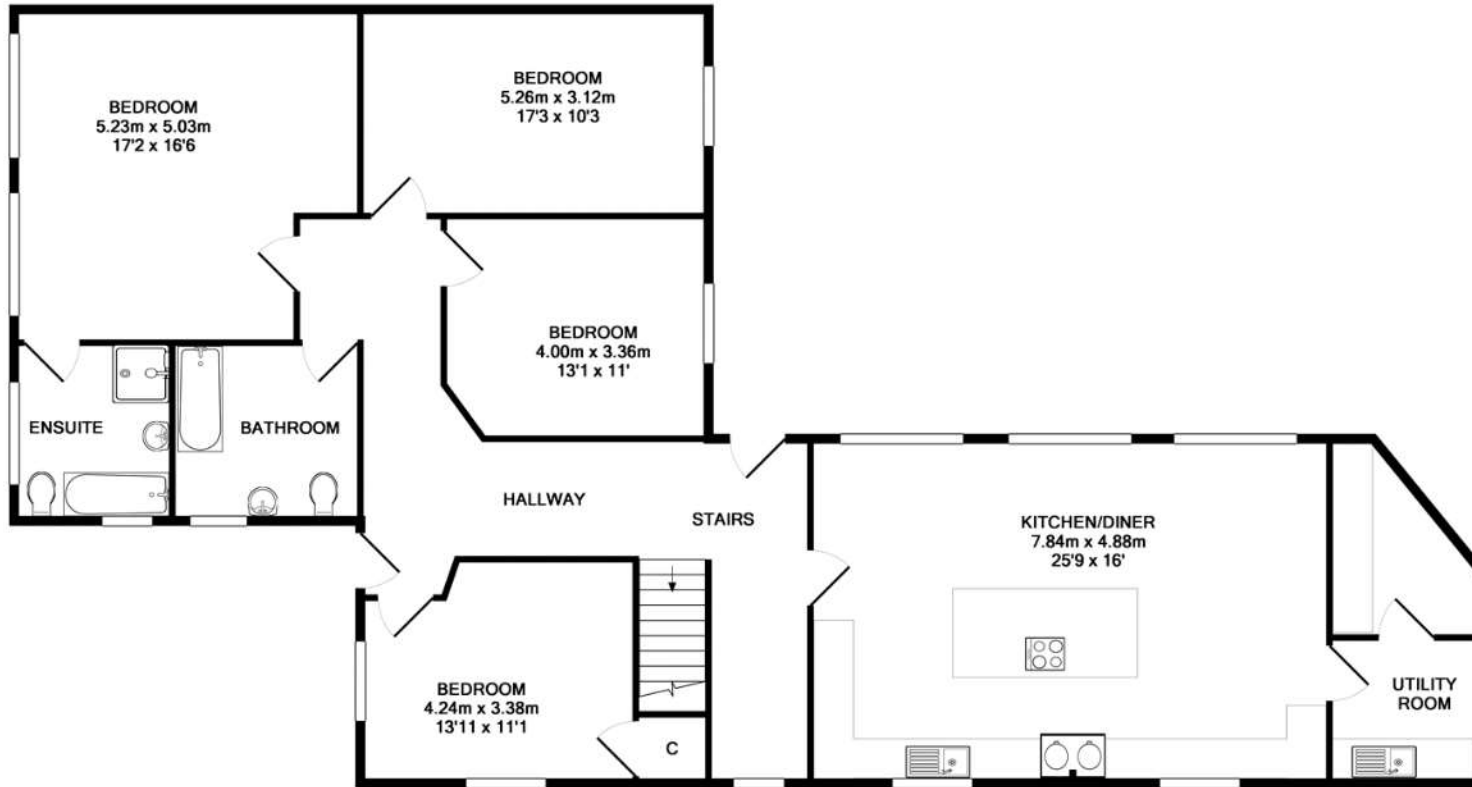
Mitchell is also 2 miles away and has the well respected pub, the Plume of Feathers.

For a more comprehensive range of facilities Truro City is located only 11 miles away and offers an excellent selection of schools, both private and in the state sector, restaurants, pubs, theatre and a large variety of shops.

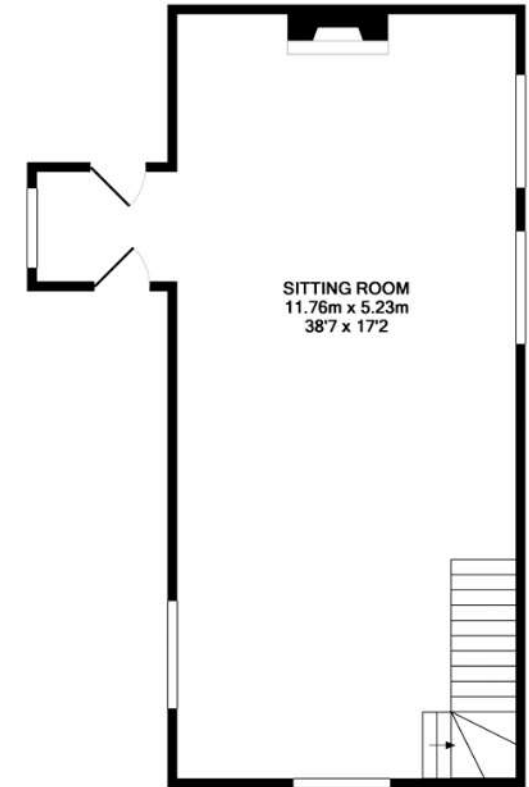
Truro lies on the main railway to Paddington and London.

There is also air transport available approximately 17 miles away at Newquay Airport.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX AND SERVICES

Council tax F band. Oil fired central heating with Rayburn in the kitchen. Private drainage. Mains water supply

TENURE

The property is Freehold with a one sixth ownership of the communal parts and automatic inclusion in the Arrallas Barns management for the communal parts. There is a Maintenance charge of £100pcm for the upkeep of the communal areas. This figure is set and agreed by all owners of the Barns.

IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.



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