

2 Ladynance Cottages  
Colan, near Newquay

david ball  
| LUXURY COLLECTION |



A remarkable lifestyle property with origins dating back to 1848, this generously proportioned four-bedroom semi-detached cottage was thoughtfully and sympathetically extended in 2014 to reflect the traditional vernacular. Set within beautifully landscaped gardens of approximately one-third of an acre, the home enjoys sweeping countryside views and includes a variety of outbuildings - among them a charming cabin, well-equipped workshops, and a substantial greenhouse.

**Guide Price £575,000 Freehold**

## Key Features

- Peacefully located at the end of a quiet country lane with far-reaching countryside views
- Shared driveway access via an electrically operated gate with the neighbouring property
- 16 Solar Panels
- Rointe electric radiators in selected rooms; electric underfloor heating in the conservatory and shower room
- Double-glazed UPVC wood-effect and timber-framed windows throughout
- Spacious main reception room and bright conservatory
- Four well-proportioned bedrooms and two bath/shower rooms
- Extensive outbuildings including workshops and a large greenhouse
- Contemporary cabin with hot tub—ideal as a relaxation space or occasional guest accommodation
- Ample parking space for multiple vehicles



# The Property

The front door opens into a welcoming entrance hall, featuring ceramic tiled flooring, a staircase to the first floor, and a built-in study area with a long fitted desk overlooking the rear garden. A part-glazed door leads into the spacious ground floor reception room, which showcases wood block flooring, a striking feature stone wall, and a large open fireplace with a recessed clomé oven. The fireplace houses a Yeoman woodburner with a fitted back boiler. Exposed ceiling beams add character, and a built-in airing cupboard contains the hot water storage cylinder. Folding doors open into the kitchen, fitted with an attractive range of base units topped with granite-effect laminate worktops. Integrated appliances include a one-and-a-half bowl resin sink with pillar taps, an AEG dishwasher, a Rangemaster Classic 90 electric cooker, and a matching ducted extractor hood.

An open doorway from the kitchen leads to a side lobby with built-in storage cupboards. A door off the lobby gives access to the cloakroom, fitted with a wash hand basin, low-level WC, and further cupboard space. French doors from the kitchen open into the conservatory, which, like the kitchen, features ceramic tiled flooring. In this space—and the adjoining shower room—there is electric underfloor heating. The conservatory also offers French windows that lead out to the garden.

The adjoining shower room includes a fully tiled shower cubicle with an electric shower, along with a utility area featuring plumbing and space for a washing machine, and a white ceramic one-and-a-half bowl sink with pillar taps.

Upstairs, a spacious galleried landing offers stunning views through a large window and features an exposed stone wall for added charm. The first floor has three bedrooms. Bedroom One overlooks the front garden and includes a curtained wardrobe and an exposed stone wall. Bedroom Two enjoys fine countryside views, a curtained wardrobe, and another exposed stone wall. Bedroom Three also benefits from lovely rural views. The family bathroom is fitted with a panelled bath and electric shower over, pedestal wash basin, low-level WC, electric heated towel rail/radiator, and an electric shaver socket. The principal bedroom/second reception room is a stunning space within the newer extension. With its own ground-level entrance via French doors from the front garden, it features three additional windows offering excentional views. This room is finished with a





## Externally

After passing through the vehicular gate, No. 2 benefits from a pedestrian right of way across the south and front garden of No. 1, providing access to its front door. The property's private garden areas are beautifully maintained, featuring a neatly kept lawn, footpaths laid with stepping stones and granite chippings, and leading to a crazy-paved terrace.

A matching path continues along the side of the house, adjacent to the upper reception room.

At the elevated front section of the garden stands a large, two-section greenhouse with powder-coated green framing, measuring approximately 18' x 10' (5.48m x 3.10m). Both water and electricity are connected to the greenhouse. Further along the upper path, there is a spacious, enclosed fruit cage - ideal for cultivating soft fruits in a protected environment.



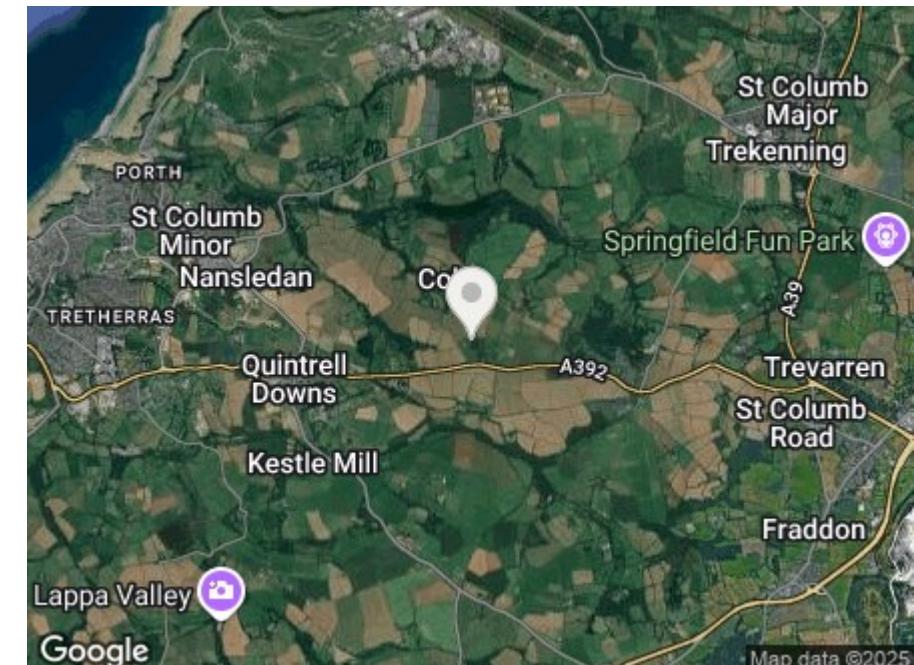


## The Location

Tucked away at the end of a quiet country lane just under a quarter of a mile long, this charming cottage enjoys a peaceful setting in the small hamlet of Lady Nance, surrounded by only a handful of other properties. Despite its tranquil location, the property is conveniently situated just a mile from the village of Quintrell Downs, around three miles from the centre of Newquay to the northwest, and St. Columb Major to the northeast. Newquay Cornwall Airport is also just 2.5 miles away.

Near the property lies the historic site of Our Lady of Nance Holy Well - also known as the Sacred Spring - once famed for healing sore eyes, prophesying the future, and serving as a place of baptism for the local church.

Access to the cottage and the neighbouring property is via a shared drive with a vehicular right of way, passing through a remotely operated gate owned by No. 1. The drive leads to a spacious parking area accommodating several vehicles, conveniently located beside the garden.



# Ladynance Cottages, Colan, Newquay, TR8

Approximate Area = 1695 sq ft / 157.4 sq m (excludes store)

Annexe = 330 sq ft / 30.6 sq m

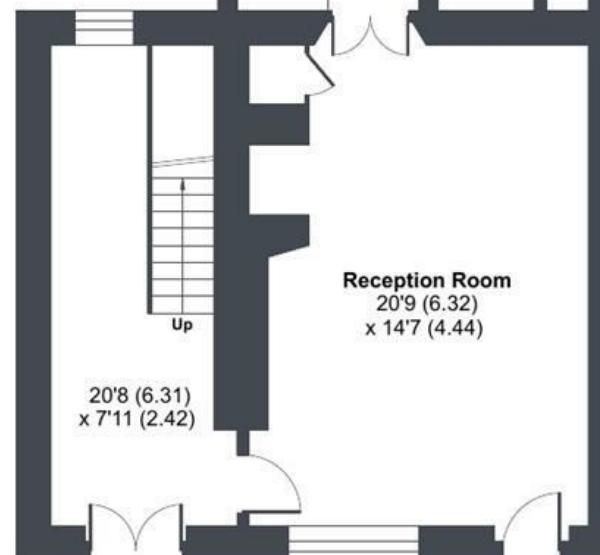
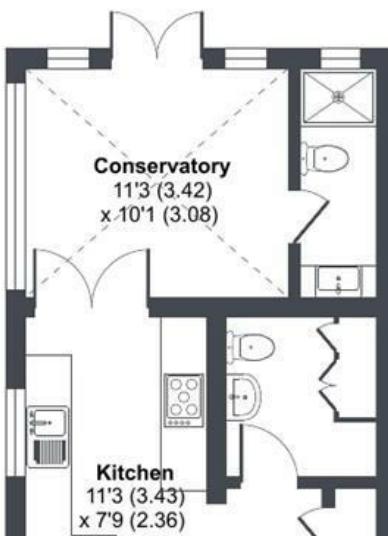
Outbuildings = 396 sq ft / 36.7 sq m

Total = 2421 sq ft / 224.7 sq m

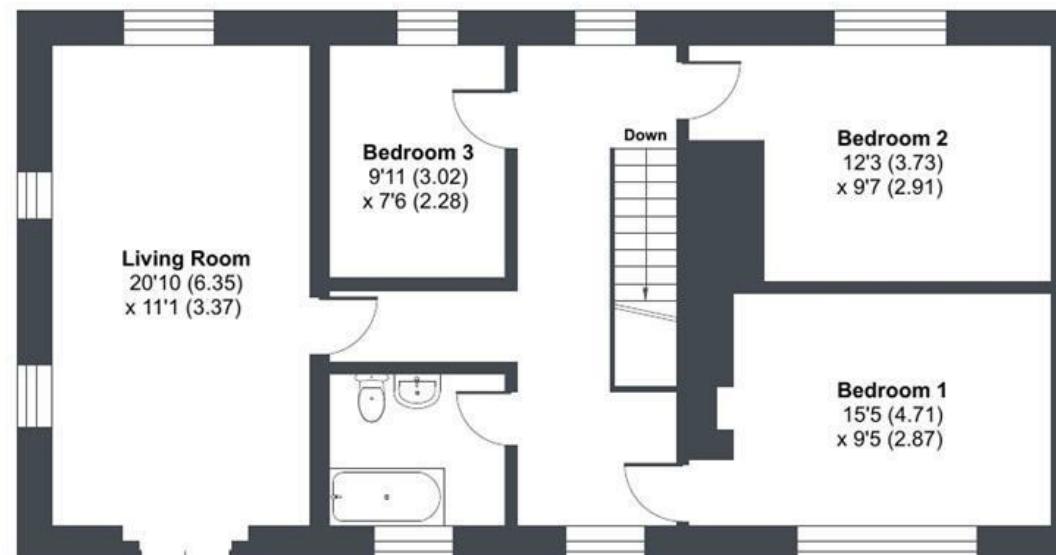
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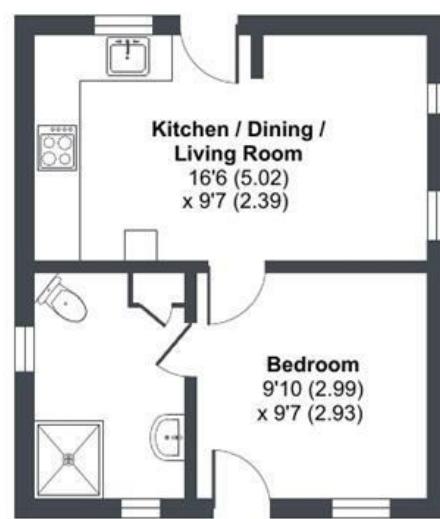
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**

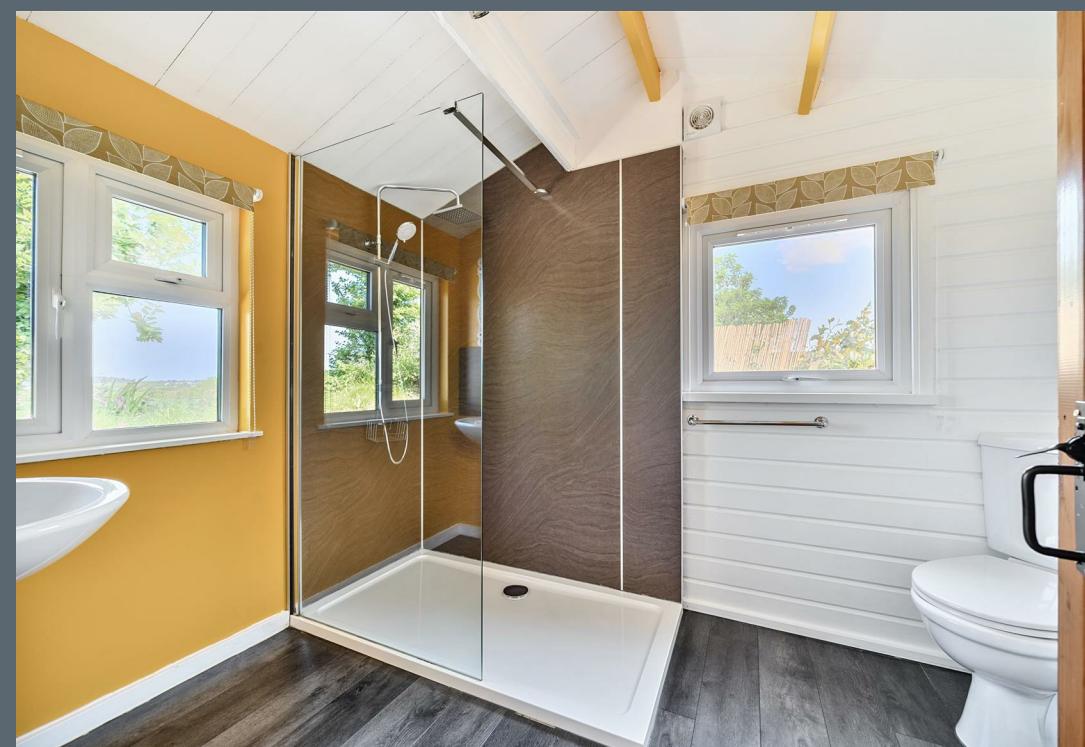


**FIRST FLOOR**



**ANNEXE**







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