



# The Cott and Nook Fore Street

, Zelah, TR4 9HN

Guide Price £375,000





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## The Property

Camel Coastal & Country is delighted to offer for sale this four-bedroom, two-reception room, and extremely versatile Cornish cottage.

Located in the heart of the village of Zelah, the property is currently used for multi-family living but could also be utilized as a single-family home or converted into two separate apartments.

The versatility of the property is due to the presence of bedrooms, living rooms, and bathrooms on both floors, as well as garden access from each level.

The floor plan reveals a thoughtfully designed layout, with the ground floor comprising a living room, two bedrooms, and a bathroom accessible from the entrance hall. The first floor features two additional bedrooms, another bathroom, a living room, and a kitchen, along with a side porch that opens to the elevated gardens.

Externally, the property offers parking for three vehicles to the side and a generously sized rear garden. The garden is primarily lawned, bordered by flower and shrub beds, and includes a summer house along with a selection of sheds.

## Storm Porch

### Hallway

23'0 x 7'1 narrowing to 2'7 (7.01m x 2.16m narrowing to 0.79m)

### Living Room

23'1 x 11'11 (7.04m x 3.63m)

### Bedroom

12'4 x 11'11 (3.76m x 3.63m)

### Bedroom

12'2 x 6'4 (3.71m x 1.93m)

### Shower Room

8'3 x 3'8 (2.51m x 1.12m)

### Landing

### Kitchen

13'2 x 10'8 (4.01m x 3.25m)

### Sitting Room

15'9 x 10'5 (4.80m x 3.18m)

### Bedroom

9'10 x 11'4 narrowing to 8'11 (3.00m x 3.45m narrowing to 2.72m)

### Bedroom

12'1 x 6'4 (3.68m x 1.93m)

### Bathroom

7'8 x 6'10 (2.34m x 2.08m)

### Porch

8'1 x 3'1 (2.46m x 0.94m)

### Gardens

The gardens are set in an elevated position on the plot. They can be accessed from the side or from the first floor via the porch.

The gardens are mostly laid to lawn but also feature a decked area where you will find the summer house. There is also a selection of garden sheds.

### Parking

To the side of the cottage, there is parking for three cars.

Tel: 01872 571454

## Directions

Sat Nav: TR4 9HN

What3words: ///punters.claps.avocado

For further help please call Camel Coastal & Country

## Property Information

Age of Construction:

Construction Type: Stone

Heating: LPG

Electrical Supply: Mains

Water Supply: South West Water

Drainage: Septic Tank

Council Tax: D

EPC: F26

Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

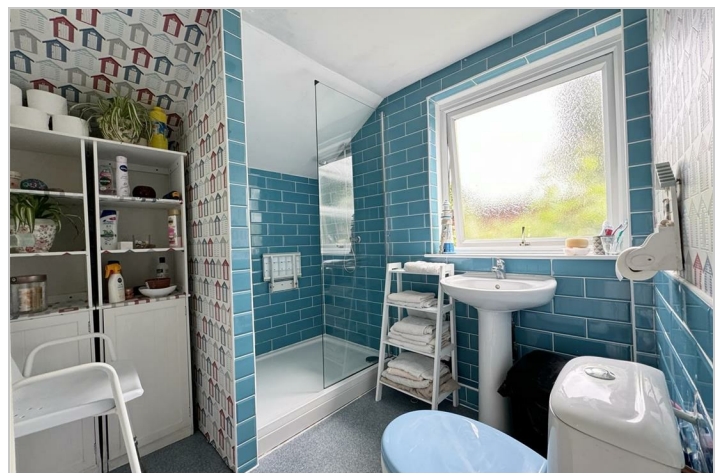
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





## Road Map



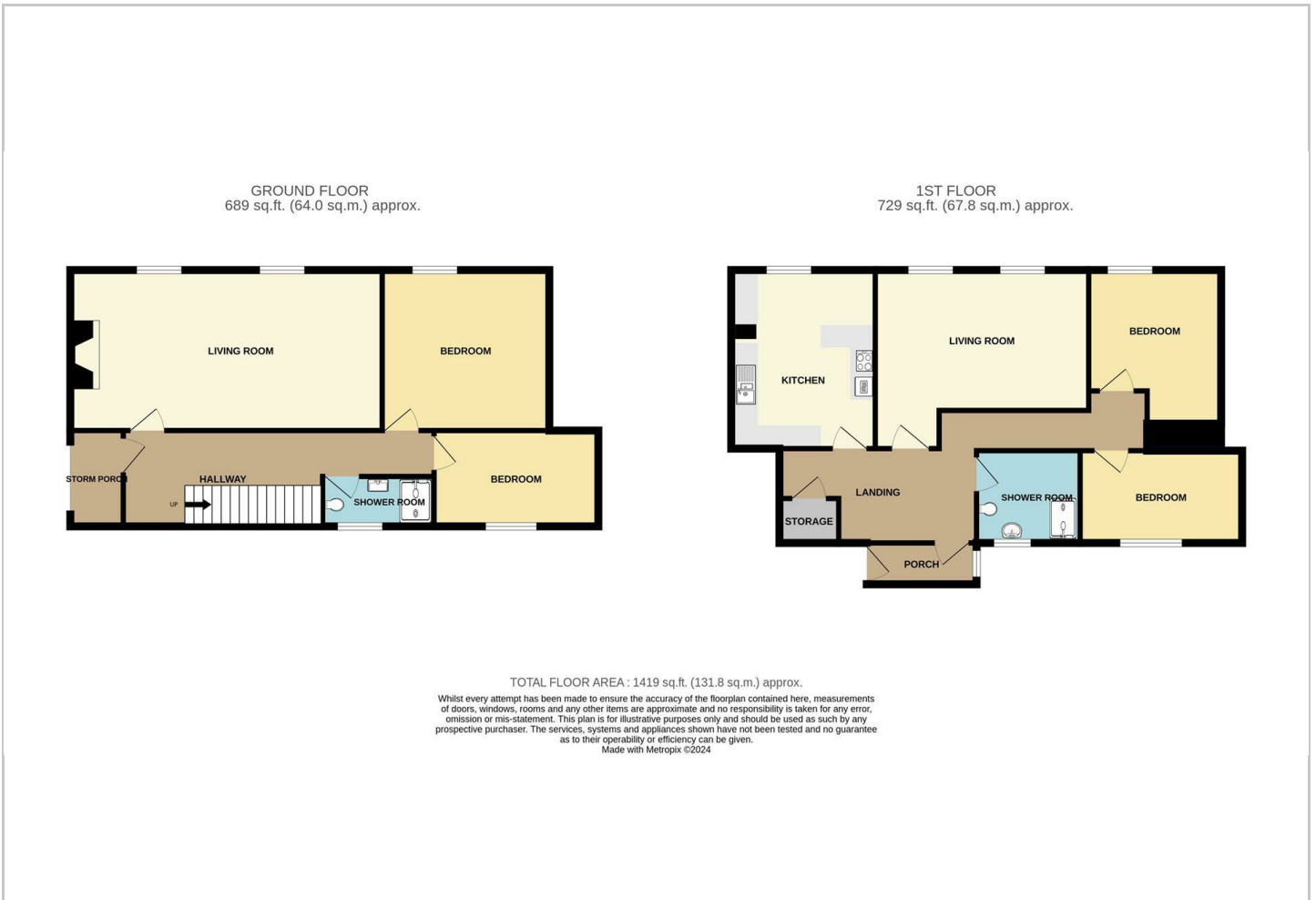
## Hybrid Map



## Terrain Map



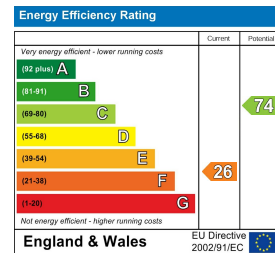
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.