



Nathaniels Farmhouse

Zelah



Location

Nathaniels Farmhouse enjoys a peaceful semi-rural setting with just one close neighbour, offering expansive views over the surrounding farmland (forming part of the nearby Trewithan Estate). Ideally positioned between Truro and the north Cornish Coast, this superb countryside home benefits from excellent access to the A30 providing convenient links across and out of the county.

The closest villages include Zelah and Goonhavern offering a range of amenities including a village shop, an outstanding primary school, a post office, a pub and a garden centre, along with various independent retailers.

With the breathtaking beaches and dramatic coastal paths of the north coast within easy reach, and Truro just six miles to the south, the farmhouse enjoys an enviable balance of rural tranquillity and access to vibrant commercial, retail hubs and the stunning beaches and coastline that Cornwall has on offer.



Nathaniels Farmhouse, Zelah, near Truro, TR4 9JG

Set amidst the tranquil Cornish countryside, this detached farmhouse enjoys a secluded position with panoramic views over the surrounding farmland. Thoughtfully extended and enhanced, it offers versatile and spacious accommodation, complemented by a detached gym, steam room, hot tub, and swimming pool, all combining to create an exceptional retreat within an idyllic rural setting.

The property

- Detached farmhouse, originally part of the adjoining Trewithan Estate
- Bordering open farmland
- Open views
- Extended and improved with versatile accommodation now on offer
- First sale in over 20 years
- Reception hall
- Spacious dining room enjoying views over the neighbouring farmland
- Conservatory with woodburner and marble flooring with underfloor heating
- Double aspect sitting room with open fireplace
- Well-equipped kitchen including a breakfast bar, range cooker and high quality integrated appliances. Traditional inglenook fireplace and woodburner
- Utility room with Belfast sink
- Ground floor double bedroom with fitted wardrobes and en suite shower room
- Vaulted principal bedroom suite including study/dressing room, en suite bathroom and mezzanine storage area
- Two further spacious double bedrooms, both with walk-in wardrobes and sharing a 'Jack n' Jill' en suite shower room

The gardens, garage and parking

- Private driveway with parking for several cars
- Large utility complex to the rear of the property (housing the plant room, heated gym, shower and steam room) with sliding patio doors to the poolside sun terrace
- Covered hot tub area and swimming pool
- To one side is a garden area, mostly laid to lawn, and on the other a courtyard
- Storage/log sheds and workshop
- Potential to create a holiday let (subject to all necessary consents) or for use as a home working base









Tenure, services and material information

Freehold. Mains water and electricity. Oil fired central heating. Private drainage.

Council Tax: band E

Broadband: Full fibre broadband is available (source: <https://www.openreach.com/broadband-network/fibre-availability>)

What 3 Words

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Distances

Goonhavern – 1.4; Zelah – 1.4; Perranporth beach – 4.5; Newquay – 6; Truro – 6.2; Royal Cornwall Hospital – 7.5; Cornwall Airport – 13.5;

(All distances are approximate and in miles)

Directions

From Truro travel up Tregolls Road turning left (signed for Newquay and the A30) just before Waitrose. Travel up the A39 to the roundabout at Carland Cross where you take the 2nd left on the roundabout to Perranporth. Travel along the B3288 turning right for Perranporth and Goonhavern onto B3285. Nathaniels Farmhouse is found on the right after approximately half a mile (just after the junction for Scotland Lane and Henver Lane).

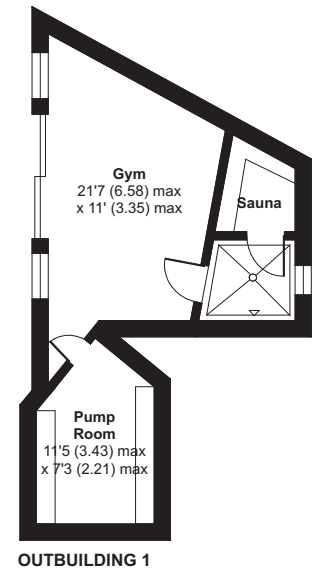
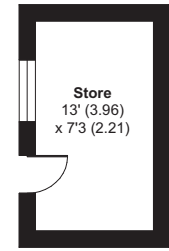
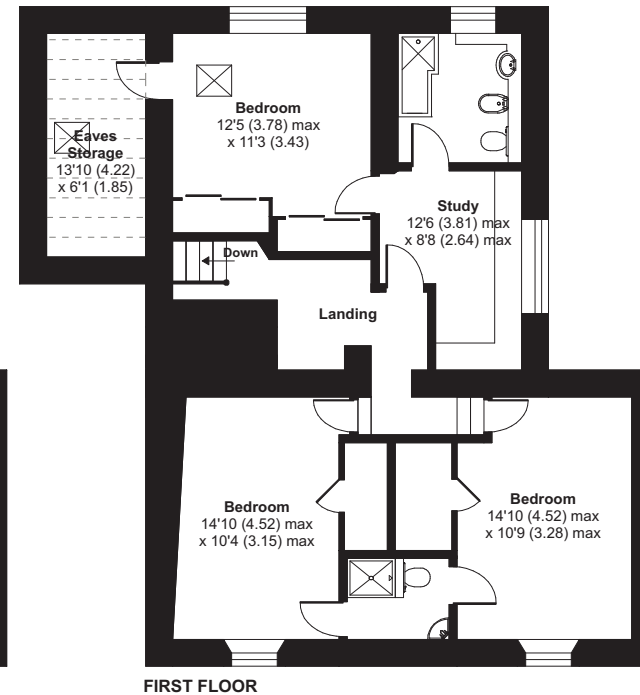
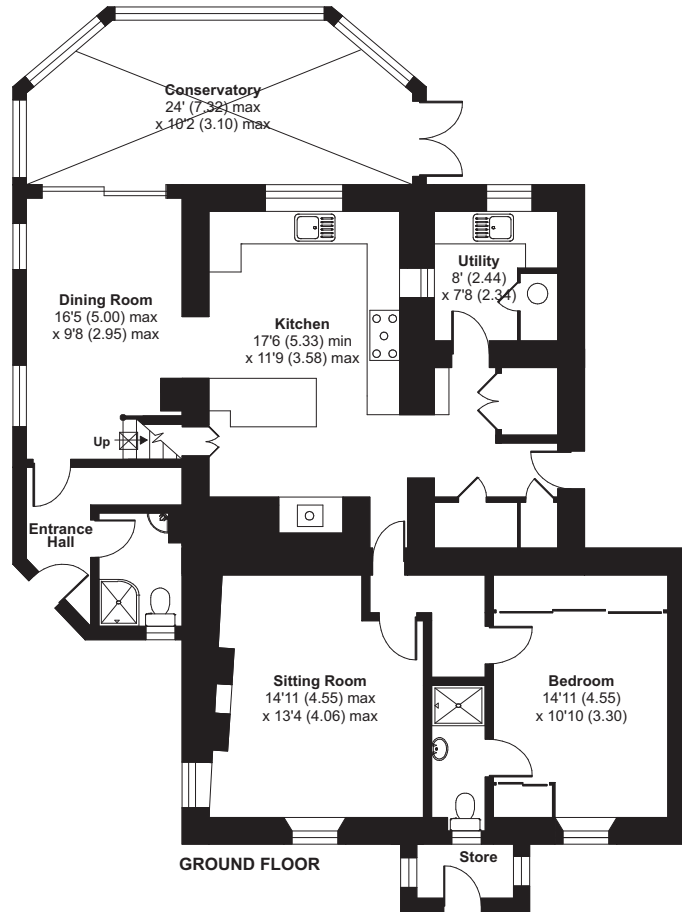


Nathaniels Farm, Zelah, Truro, TR4 9JG

Main House = 2357 sq ft / 218.9 sq m
Total = 2815 sq ft / 261.5 sq m (includes outbuildings)
Limited Use Area(s) = 75 sq ft / 6.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Shore Partnership Limited. REF: 1299768

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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