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COASTAL & COUNTRY



## Little Orchard

Zelah, TR4 9HP

Guide Price £550,000





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### The Property

Little Orchard was built in 2018 and combines the character of a traditional Cornish home - a handsome stone frontage and sash windows - with the comfort and efficiency of modern construction. From the moment you step into the wide entrance hall, with its useful downstairs WC and understairs storage, the house feels light, warm and generously proportioned.

The kitchen/dining room runs the full depth of the house and is the natural heart of the home: a sociable, light-filled space with shaker-style cabinetry, a breakfast bar and French doors opening straight onto the garden patio. The separate living room is an equally inviting room, again with French doors to the garden, so that in summer the whole ground floor opens outwards.

Upstairs there are four bedrooms, three of them comfortable doubles, all enjoying delightful rural views. The master bedroom has its own en-suite shower room, and the remaining bedrooms are served by a stylish family bathroom with bath and overhead shower. Every bedroom and the living room is fitted with a TV aerial point.

### THE LOCATION

Zelah is a small rural village positioned almost exactly between Perranporth and Truro, with the A30 a moment away - making it one of the most convenient spots in Cornwall for reaching both coasts and beyond. The golden beaches of Perranporth, Holywell Bay and St Agnes are within an easy ten to fifteen minute drive, while Truro, with its cathedral, schools, shopping and mainline rail connections, is roughly the same distance in the other direction. Goonhavern, with its shop, pub and primary school, is the neighbouring village.

### Entrance Hall

10'3 x 7'4 (3.12m x 2.24m)

### Living Room

16'0 x 14'1 (4.88m x 4.29m)

### Kitchen/Diner

24'10 x 10'9 (7.57m x 3.28m)

### W.C.

5'2 x 4'1 (1.57m x 1.24m)

### Landing

#### Master Bedroom

11'1 x 10'9 (3.38m x 3.28m)

#### En-Suite Shower Room

7'6 x 4'1 (2.29m x 1.24m)

#### Bedroom Two

11'2 x 9'6 (3.40m x 2.90m)

#### Bedroom Three

10'9 x 8'11 (3.28m x 2.72m)

#### Bedroom Four

11'2 x 6'1 (3.40m x 1.85m)

#### Family Bathroom

10'1 x 6'2 (3.07m x 1.88m)

### Gardens

The gardens wrap around the property and are accessed through the side gate or the French doors from both the living room and kitchen/dining room.

A generous paved patio provides the perfect setting for summer barbecues and entertaining, leading on to flower and shrub beds and a small garden pond, with a pathway winding through the planting to the studio.

Designed to be reasonably low maintenance, the gardens are a peaceful place to sit and enjoy the Cornish sun and the rural outlook. They are also a genuine haven for wildlife: the bird life here is abundant, with owls among the regular visitors, and the owners have sighted foxes and even deer from the garden.

An outside tap and a dual outdoor power socket add everyday practicality.

### Studio/Garden Room

10'0 x 10'0 (3.05m x 3.05m)

A real feature of Little Orchard is the detached garden studio, built three years ago by Garden Buildings of Goonhavern. Fully insulated and double glazed, with power, heating and its own patio door, it is a genuine year-round space rather than a summer house.

It is currently used as an artist's studio, but would make an ideal home office, gym, hobby room or additional living space - and because it can be reached directly through the garden side gate, visitors or clients can come and go without passing through the house.

### Driveway Parking

To the side of the plot there is a private driveway, providing parking for two cars.

### Directions

Sat Nav: TR4 9HP

What3words: ///whispers.signature.smarter

For further information please contact Camel Coastal & Country.

### Property Information

Age of Construction: 2018

Construction Type: Timber and Block

Heating: Air Source Heat Pump, with underfloor heating to the ground floor

Electrical Supply: Mains

Water Supply: Mains

Sewage: Water Treatment Plant

TV Aerial Points: All bedrooms and living room

Outside: Outside tap and dual outdoor power socket

Council Tax: D

EPC: B

Tenure: Freehold

### Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

### MONEY LAUNDERING REGULATIONS

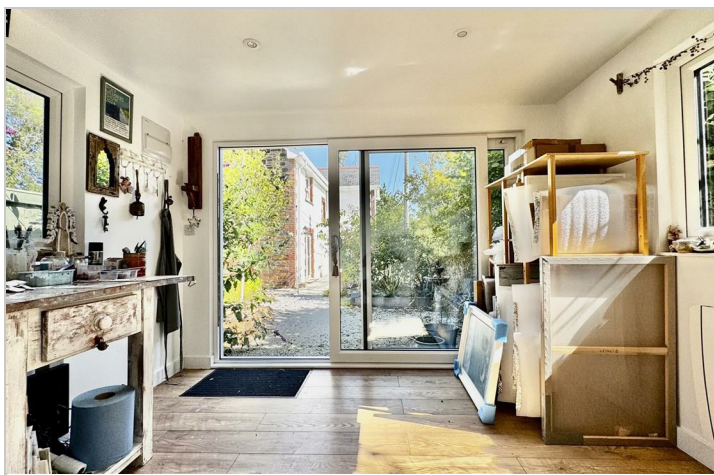
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.

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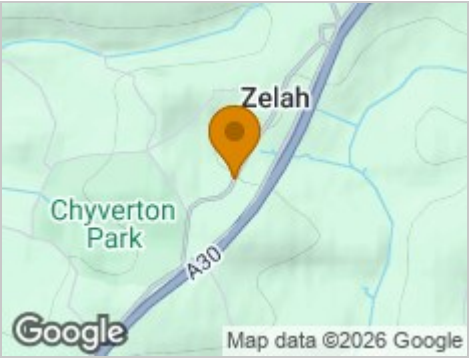
Road Map



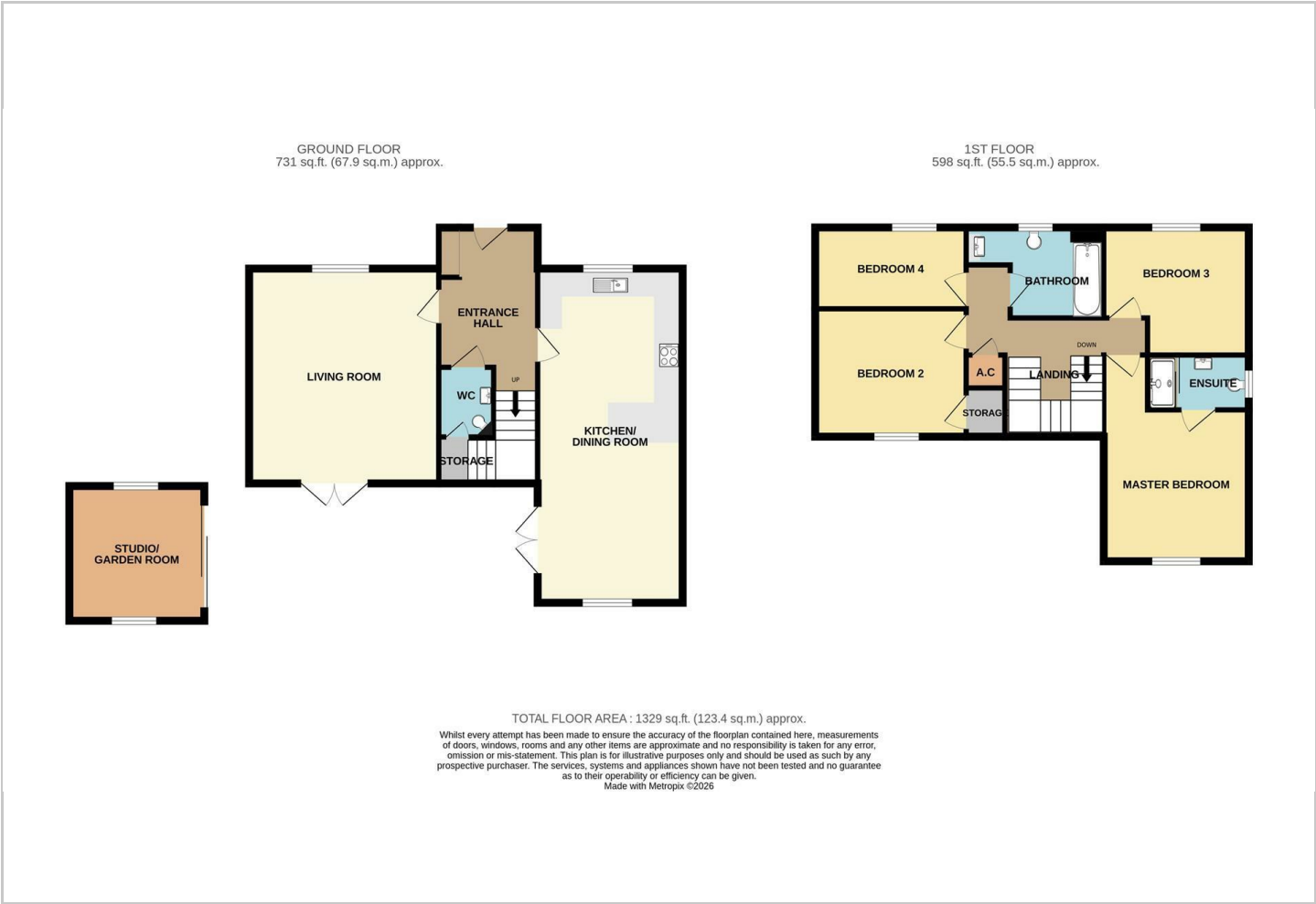
Hybrid Map



Terrain Map



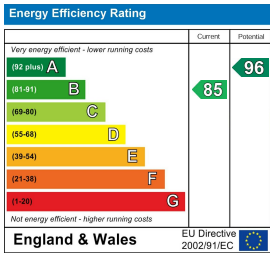
Floor Plan



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



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