

Henver Lane Cottage, Henver Lane

Zelah, Truro,
TR4 9HZ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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CHARMING DETACHED COTTAGE WITH
ATTRACTIVE GARDENS AND GARAGE

A beautifully presented detached cottage enjoying an attractive setting with views over the surrounding countryside. Full of character, the accommodation includes three bedrooms, two reception rooms, a well-appointed kitchen and conservatory, complemented by a utility room and ground floor cloakroom. Established gardens provide a variety of seating areas, whilst a generous gravelled driveway, attached garage and substantial timber outbuilding add considerable practical appeal.



Guide Price £600,000

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GENERAL COMMENTS

Henver Lane Cottage is an appealing detached home combining traditional cottage character with light, carefully presented accommodation. Its whitewashed elevations, slate style roof, brick chimney stacks and stone-detailed entrance porch create an attractive first impression, complemented by established gardens and a sweeping gravelled approach. Interestingly, the cottage is understood to have once been thatched.

Inside, exposed ceiling beams, deep window reveals and a substantial stone fireplace provide considerable charm. These features sit comfortably alongside a stylish kitchen, contemporary shower room and neutral decoration throughout.

The ground floor offers two separate reception rooms connected by glazed double doors, allowing the accommodation to be opened up for entertaining or used independently. The lounge has a particularly welcoming atmosphere, with painted ceiling beams and an impressive stone fireplace incorporating a stove. The second reception room offers flexibility for use as a sitting room or dining room.

The kitchen is fitted in a sympathetic country style, with cream cupboards, timber work surfaces and a ceramic sink. Doors open into the conservatory, which provides a lovely place to dine whilst overlooking the garden. A separate utility room, cloakroom and internal access to the garage complete the ground floor.

Upstairs are three bedrooms, each with exposed roof timbers and an individual cottage feel, together with a well-presented shower room.

The gardens are another notable feature, with lawns, colourful planting, mature trees and several places to sit outside. Extensive driveway parking and a substantial timber outbuilding complement the house, providing useful space for storage and hobbies.



THE PROPERTY

The entrance porch opens into the larger reception room, from which glazed double doors lead into the sitting room. Both rooms overlook the front garden, with the sitting room connecting through to the rear hallway.

The hallway serves the kitchen and utility room, with stairs rising to the first floor. The kitchen opens directly into the conservatory, creating a practical arrangement for everyday dining and entertaining. Beyond the utility room is a small lobby providing access to the cloakroom and attached garage.

On the first floor, a landing serves all three bedrooms and the shower room. The principal bedroom has fitted wardrobe storage, whilst the remaining bedrooms offer space for family, guests or working from home.



LOCATION

Zelah is a small village mid-way between Truro and the north Cornish coast at Perranporth and just a very short distance from the main A30 road. Local facilities includes a pub within the nearby villages of Shortlanesend and Goonhavern offering a wider range of daily facilities including a shop and post office, pubs and primary schools. The proximity to the A30 provides easy access to all parts of the county.

Perranporth is a very popular town and is a great surfers paradise with its wonderful expanse of sandy beach and dramatic scenery along the cliffs. Perranporth has an excellent range of shops and day to day amenities including butchers, bakers, supermarket, school and there are regular bus services to the nearby cathedral city of Truro as well as other surrounding towns and villages.

The village of St. Agnes has long become a favourite "hot spot" of Cornwall, not surprising because of its position on the north Cornish coast, its homely village atmosphere combined with its easy commuting distance to Truro. It is a thriving community offering a wide range of facilities including shops, post office, church, pubs and primary school as well a selection of restaurants/cafes and hotels.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

FRONT PORCH

An attractive entrance porch with exposed stone detailing beneath a pitched slate roof. Glazed double entrance doors and an inner door opening into the reception room.

RECEPTION ROOM

16'9" × 11'5" (5.13m × 3.49m)

A characterful room with painted ceiling beams and a substantial exposed stone fireplace incorporating a timber lintel, slate hearth and stove.

SITTING ROOM

12'2" × 11'9" (3.73m × 3.60m)

Decorative fireplace surround with a pale hearth and freestanding stove-style fire. Ceiling cornicing, ceiling rose, wall lights and radiator. Whilst glazed double doors.

A versatile room suitable for use as a generous dining room. Window to the front overlooking the garden, with a deep sill. Radiator, glazed double doors to the adjoining reception room and a door to the rear hallway.

INNER HALL

With a window to the rear, stairs rising to the first floor and access to the sitting room, kitchen and utility room.

KITCHEN

7'8" × 15'1" (2.36m × 4.62m)

A particularly attractive kitchen fitted with cream-fronted cupboards and drawers, black handles and timber work surfaces. A ceramic Belfast-style sink with a dark mixer tap is positioned beneath the rear window.

Space for a range-style cooker beneath a decorative canopy, with a patterned splashback. Further space for a fridge/freezer, tall cupboard storage and open display shelving.

Wood-effect flooring, recessed ceiling lights and decorative cornicing. Glazed double doors open into the conservatory.

CONSERVATORY

11'9" × 10'10" (3.60m × 3.32m)

A light addition to the accommodation, with glazing to three sides providing views over the front garden and approach.

Pitched translucent roof, opening windows, tiled flooring and double doors to the garden. Ample space for a dining table and chairs, making this a lovely room for everyday meals or entertaining.

UTILITY ROOM
9'2" × 5'6" (2.81m × 1.68m)
A useful separate utility room with fitted cupboards and a timber-effect work surface incorporating space for a washing machine.

Painted ceiling beams, window to the rear, tiled splashback and patterned flooring. Access to the adjoining lobby, cloakroom and garage.

W.C.
With W.C. and wash hand basin

FIRST FLOOR

LANDING
With access to the three bedrooms and shower room. Useful storage space.

BEDROOM 1
10'4" × 11'7" (3.17m × 3.54m)
An attractive double bedroom with a window overlooking the front garden. Fitted wardrobes to either side of the bed recess, with matching overhead cupboards and bedside shelving.

Exposed roof timbers, partly sloping ceiling, decorative ceiling rose and radiator.

BEDROOM 2
9'0" × 11'9" (2.75m × 3.60m)
A charming bedroom with a window to the front, exposed roof timbers and a partly sloping ceiling.

Decorative period-style fireplace, deep window reveal and space for freestanding bedroom furniture.

BEDROOM 3
9'1" × 8'9" (2.78m × 2.67m)
A further bedroom with a window to the front and exposed roof timbers beneath a partly sloping ceiling.

Suitable as a bedroom, study or hobby room, with space for freestanding furniture.



SHOWER ROOM
9'4" × 6'9" (2.87m × 2.08m)
A well-presented shower room comprising a large shower tray with glazed screen, overhead rainfall-style shower and separate handheld attachment.

Wash hand basin set within a vanity unit with storage beneath, together with a W.C. Tiled shower surround and partly tiled walls, recessed ceiling lights and an obscure glazed window.

OUTSIDE

DRIVEWAY AND PARKING
A sweeping gravelled driveway provides a generous approach to the cottage, with ample space for parking and turning, together with access to the attached garage.

Established hedging, mature trees and planted borders frame the approach. Low stone edging separates the driveway from the









lawns, whilst a slate-chipped path leads towards the front entrance.

INTEGRAL GARAGE

14'0" × 19'5" (4.27m × 5.92m)
A generously proportioned garage with a vehicle entrance door to the front, windows to the side and rear, and a rear pedestrian door.

Internal access connects with the lobby adjoining the utility room and cloakroom. Space for a vehicle, storage and a workbench, according to requirements.

GARDENS

The gardens provide an attractive setting for the cottage and have been arranged to create a variety of areas for sitting, dining and enjoying the surroundings.

To the front are lawns with established trees, flowering borders and stone-edged planting beds. A paved terrace beside the conservatory offers space for outdoor seating, with decorative balustrading adding to the cottage's distinctive appearance.

Further garden areas include a raised lawn, colourful borders and timber-edged beds. Paved seating terraces provide space for garden furniture, whilst gravelled paths and steps link the different levels.

Mature trees, shrubs, hedging and fencing give structure to the gardens, with views extending towards the surrounding fields and countryside.

SHED

A substantial timber-clad outbuilding with a sloping roof, windows and external double doors

SERVICES

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

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

D.

TENURE

Freehold.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

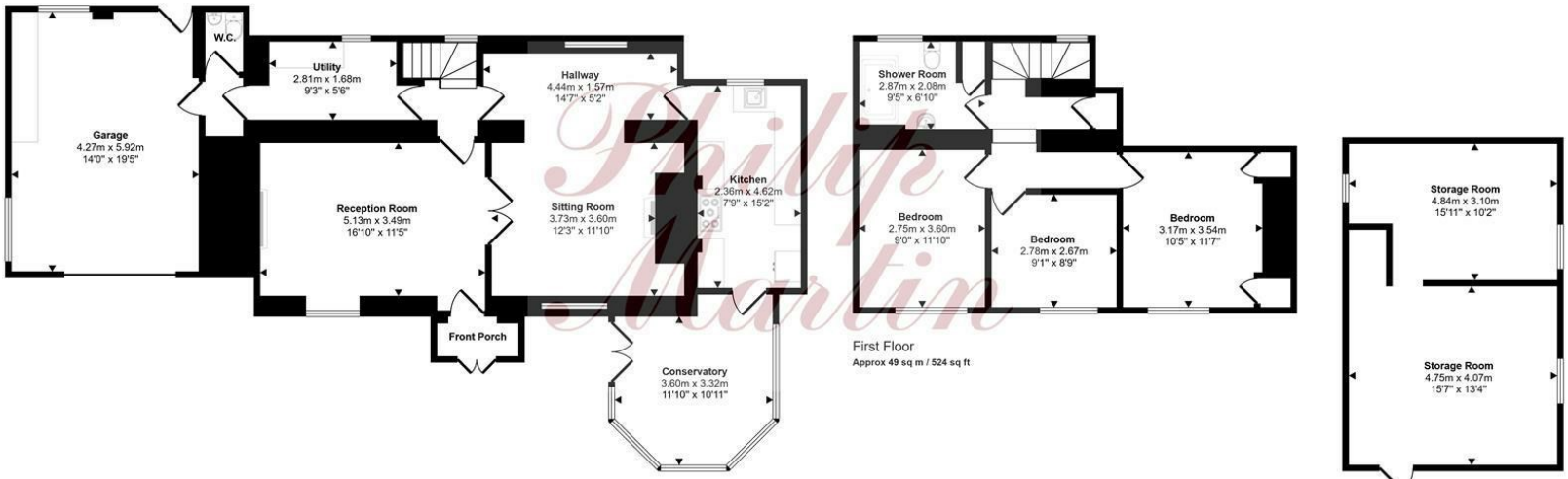
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Approx Gross Internal Area
203 sq m / 2188 sq ft

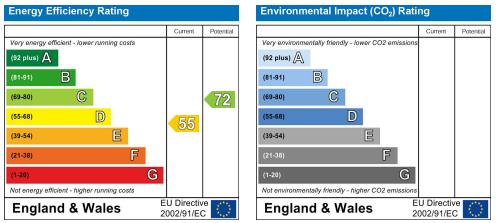


Ground Floor
Approx 120 sq m / 1290 sq ft

First Floor
Approx 49 sq m / 524 sq ft

Outbuilding
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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