# Little Orchard

STAGS

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Zelah, Truro, Cornwall, TR4 9HP

Truro - 6 Miles. Perranporth - 5 miles. St Austell – 17 miles.

## A striking modern family home in a convenient semi-rural location, surrounded by Cornish countryside and farmland.

- Handsome Detached House
- Individual Build c. 2018
- Garden Building
- Freehold
- Four Bedrooms
- Open Aspects
- Ideal Family Home
- Council Tax Band - D

## Guide Price £530,000

### SITUATION

Little Orchard sits in a prominent position in the semi rural village of Zelah. Enjoying an open aspect to the rear backing onto open grazing land and surrounded by open countryside and fields, the property enjoys a rural, country setting yet is highly conveniently situated for quick access to the A30 allowing ease of travel to the north and south of the County.

The village of Zelah is about equally located between the magnificent beaches and rugged coastal walks on the North Cornish Coast and the Cathedral City of Truro which is about six miles to the south, being the commercial and retail centre of Cornwall.

### DESCRIPTION

A beautifully presented four bedroom detached home, ideally positioned between Truro and Perranporth, enjoying far-reaching countryside views to both the front and rear. The property is complemented by a small, neat garden and a superb garden room.

This modern property which was built in 2018 combines the charm of a traditional Cornish home, with handsome stone frontage and sash windows, with the comfort and efficiency of modern construction to include an air source heat pump with underfloor heating to the ground floor and an EPC rating of B.

An inviting entrance hall leads to a useful cloakroom/ w.c and generous understairs storage, setting the tone for the light and well-proportioned accommodation beyond. At the heart of the home is the spacious kitchen/dining room, extending the full depth of the house and designed as a sociable family space. Shaker-style cabinetry, a breakfast bar and French doors opening onto the garden create a seamless and wonderful connection with the outdoors. The separate formal sitting room is equally inviting, with further French doors opening onto the gardens.

To the first floor are four bedrooms, three of which are comfortable doubles, all enjoying lovely rural views. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

## OUTSIDE

The neatly landscaped gardens are a real feature of the property for those seeking ease of outside maintenance with a paved terrace ideal for alfresco dining and summer entertaining, leading through colourful planting to a small pond and the detached garden room. The gardens are relatively low maintenance yet wonderfully peaceful, with a lovely rural outlook and an abundance of wildlife, flora and fauna.

Private, off street driveway parking.

## GARDEN ROOM

A useful addition which offers both practicality and function is the detached, fully insulated and double glazed garden room. Currently used as an artist's studio and benefiting from power, lighting, heating and a glazed front elevation with patio style sliding door providing a wealth of lovely natural light, it would make an excellent home office, hobby room, gym or creative retreat, with independent access from the garden.

## SERVICES

Mains electricity and metered water.
Private drainage via a water treatment plant.
Flood Risk - Very Low. Council Tax Band - D.
Broadband: Basic and Superfast are available up to 80 Mbps (Ofcom).
Mobile phone: 02, Vodaphone, Three, EE are likely (Ofcom).
Satellite and Fibre - Sky and BT are available.

## VIEWINGS

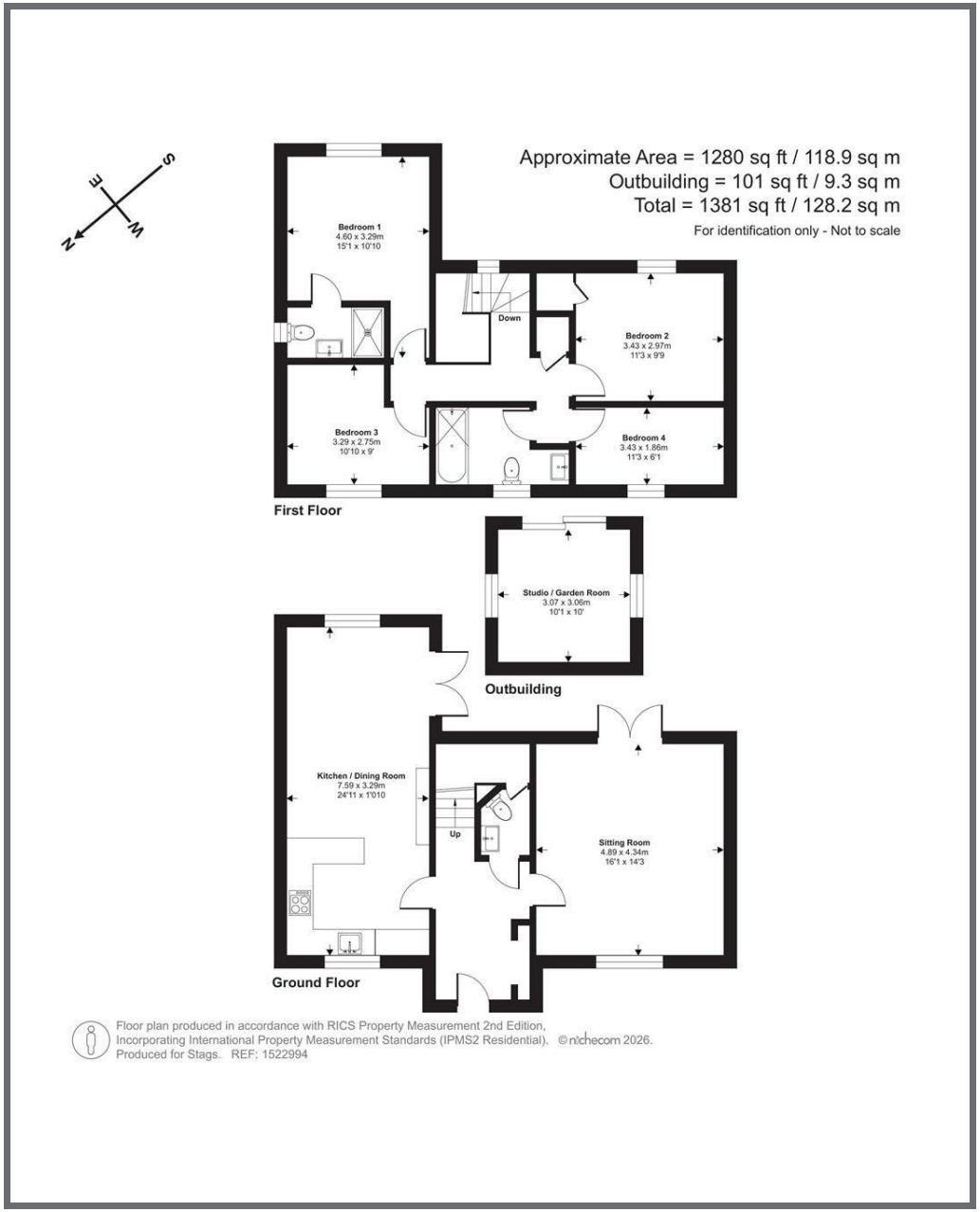
Strictly and only by prior appointment with Stags' Truro office.

## DIRECTIONS

Leaving Truro via Kenwyn Road heading towards Shortlanesend, continue to the village and after the roundabout take the right hand turning leaving the B3284 into Ashley Road and continue. After passing under A30 and reaching the junction, turn left where a sign will be seen directing towards Zelah, take this turning and proceed towards the village where the property can be located on the right hand side, identified by our for sale sign.

What3words.com: ///residual.loved.exotic

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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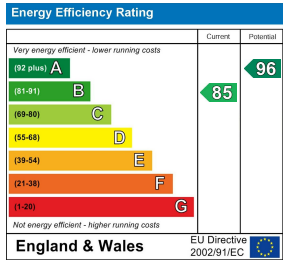


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