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C A M E L

COASTAL & COUNTRY



Little Orchard

Zelah, TR4 9HP

£595,000



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The Property

Set within the rural hamlet of Zelah, this attractive four-bedroom detached home, built in 2018, offers spacious and modern living with beautiful countryside views to both the front and rear.

Approached via a pathway leading to the charming Cornish stone-fronted façade, the property immediately creates a warm and welcoming first impression. Inside, the entrance hall is wide and inviting, complemented by a useful downstairs WC and generous understairs storage.

The heart of the home is undoubtedly the impressive kitchen/dining room, a wonderful family space with French doors opening onto the rear garden. The separate living room also enjoys French doors to the outside, allowing natural light to flood in whilst providing an effortless connection to the garden.

Upstairs, there are four bedrooms, including three comfortable doubles. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. From every window, there are delightful rural views, adding to the feeling of peace and space that this setting provides.

Outside, the gardens wrap around the property and have been thoughtfully arranged with patio areas and shrub borders, and pond, creating ideal spaces for entertaining, gardening or simply relaxing. A detached 10ft x 10ft garden studio offers excellent versatility and would make an ideal home office, hobby room, gym or peaceful retreat.

The property also benefits from driveway parking for two vehicles and an air source heat pump heating system, contributing to an impressive EPC rating of B (85).

Perfectly positioned, the home enjoys excellent access to the A30, making travel across Cornwall straightforward. The stunning north coast beaches of Perranporth, St Agnes and Newquay are all within easy reach, whilst the cathedral city of Truro offers an extensive range of shopping, dining, schooling and leisure facilities.

Combining the best of modern efficiency with village

charm and countryside surroundings, this is a superb family home in a highly convenient yet peaceful location.

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 can be accessed via a side gate as well as through the French doors from both the living room and kitchen/dining room.

A generous patio seating area provides the perfect setting for summer BBQs and general entertaining. This in turn leads to a peaceful area of flower, shrub beds and garden pond. A pathway winds through the garden, leading to the versatile studio/garden room.

Designed with ease of maintenance in mind, the gardens are considered to be reasonably low maintenance, and the perfect place to relax and take in the Cornish sun while enjoying the peaceful rural location.

Tel: 01872 571454

Studio/Garden Room

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

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

Electrical Supply: Mains

Water Supply: Mains

Sewage: Main: Water Treatment Plant

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.

DATA PROTECTION ACT 2018

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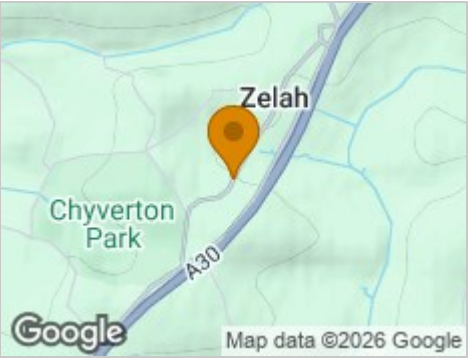
Road Map



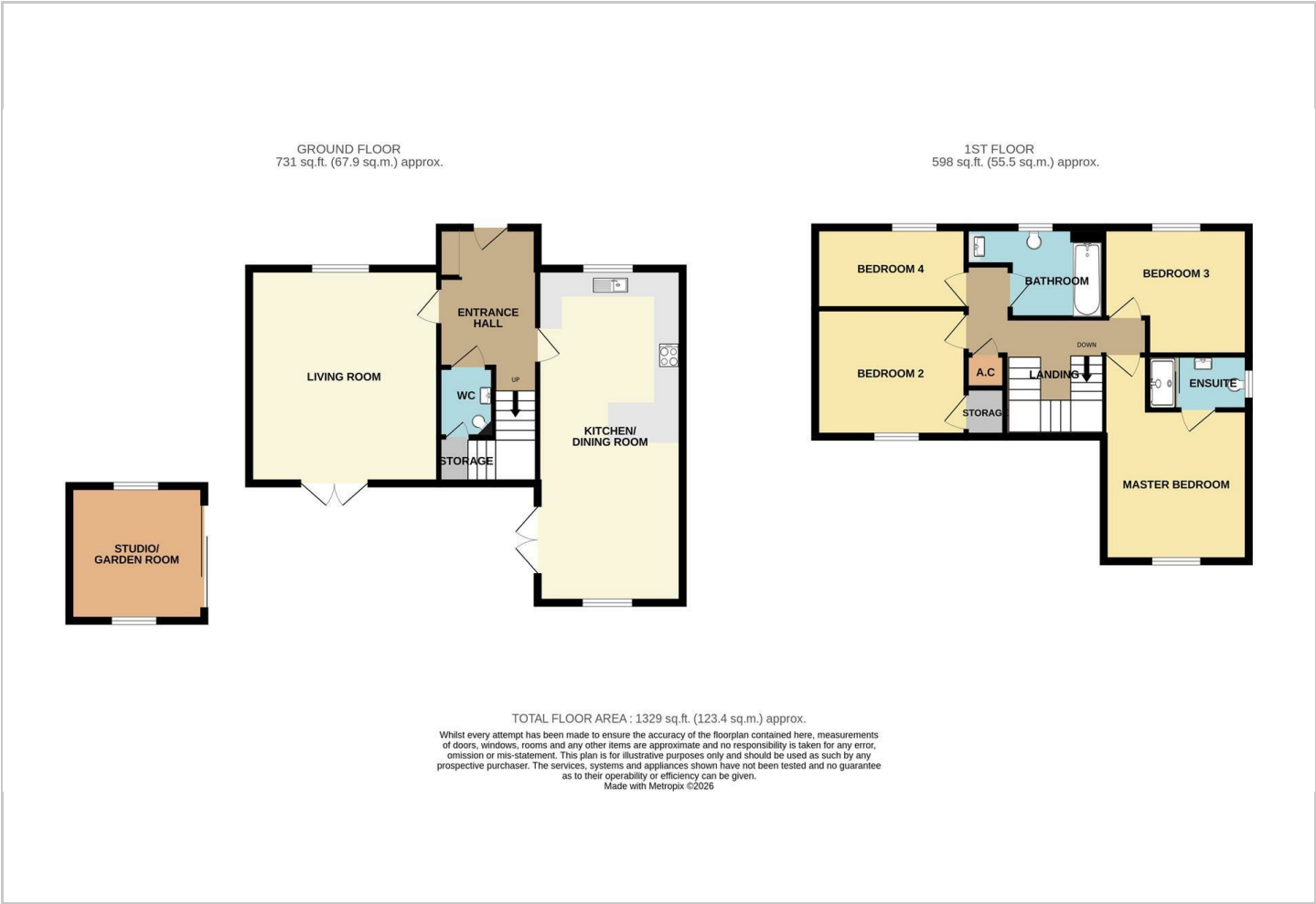
Hybrid Map



Terrain Map



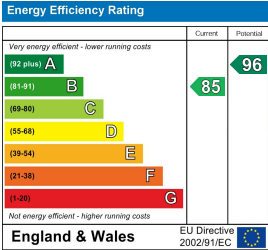
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.