



1 TWO BURROW HILL

ZELAH, TRURO,
TR4 9HQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SEMI DETACHED COTTAGE WITH ANNEXE/RANGE
OF OUTBUILDINGS - DEVELOPMENT POTENTIAL

More than just a cottage - huge development potential.

Situated in a convenient location close to the north
Cornish Coast and the A30.

3 bedroom cottage with large gardens and a range of
outbuildings offering a wide range of potential from
possible re development to running a business from home.

GUIDE PRICE £475,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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GENERAL COMMENTS

This cottages represents an extremely unusual and rare opportunity, a three bedroom semi detached cottage together with a range of outbuildings which offer huge potential for re development or for running a business from home (subject to any consents) the possibilities are tremendous.

The property occupies a large plot with ample parking for several cars as well as garaging and level gardens. The cottage is situated in a semi rural position on the edge of Zelah with convenient access to the A30 as well as the north coast and there is an added advantage of a bus stop right next to the property as well as a cycle trail.

The cottage offers three double bedrooms including a master en-suite with a bathroom to the ground floor. Furthermore there is a lounge, dining room and kitchen. There is potential to split the cottage from the outbuildings and therefore this property must be viewed.



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 village with 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

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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.

There are beaches at nearby Trevaunance Cove and Chapel Porth and the coastal walks in the area are significant with much of the cliff land owned and protected by the National Trust. St. Agnes is a world heritage site and is designated as an area of outstanding natural beauty.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

LOUNGE

15'1" x 10'3" (4.6 x 3.14)

DINING ROOM

17'10" x 7'3" (5.44 x 2.23)

INNER HALL

KITCHEN

11'5" x 8'4" (3.50 x 2.56)

BATHROOM

8'1" x 6'2" (2.48 x 1.90)

FIRST FLOOR

MASTER BEDROOM

11'8" x 9'10" (3.56 x 3.01)

EN-SUITE

7'0" x 4'4" (2.15 x 1.34)

BEDROOM 2

14'11" x 8'5" (4.56 x 2.59)

BEDROOM 3

15'0" x 7'11" (4.58 x 2.43)

OUTSIDE

The property is approached via two entrances which access the driveway and offer parking for several cars and access to The Burrow.

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THE BURROW

Essentially a one bedroom annexe with two garages and a workshop attached. Perfect for occasional guest accommodation however potential for redevelopment subject to planning consents as well as potential for a home office or even running a business from home separate from the main accommodation.

KITCHEN

9'7" x 8'4" (2.94 x 2.55)

LOUNGE/DINING ROOM

18'8" x 16'0" (5.69 x 4.89)

BEDROOM

13'8" x 12'4" (4.17 x 3.78)

BATHROOM

8'6" x 5'5" (2.61 x 1.66)

STORE/WORKSHOP

17'10" x 8'0" (5.44 x 2.45)

GARAGE

17'8" x 8'5" (5.41 x 2.58)

GARAGE

17'7" x 14'0" (max) (5.37 x 4.29 (max))

FURTHER BUILDINGS

There are further outbuildings ideal for gardens stores as well as a greenhouse and vegetable patch.



SERVICES

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

N.B

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

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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DATA PROTECTION

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TENURE

FREEHOLD

COUNCIL TAX

Band D.

DIRECTIONS

Proceeding through the village of Zelah from north to south, continue out of the village passing the old chapel on the left hand side of the road. The junction will be found on the right hand side of the road and a Philip Martin board will be visible.



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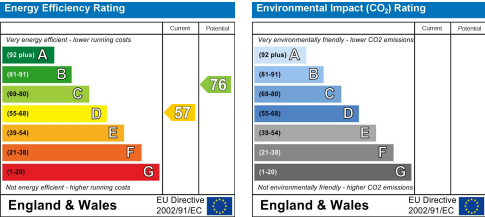


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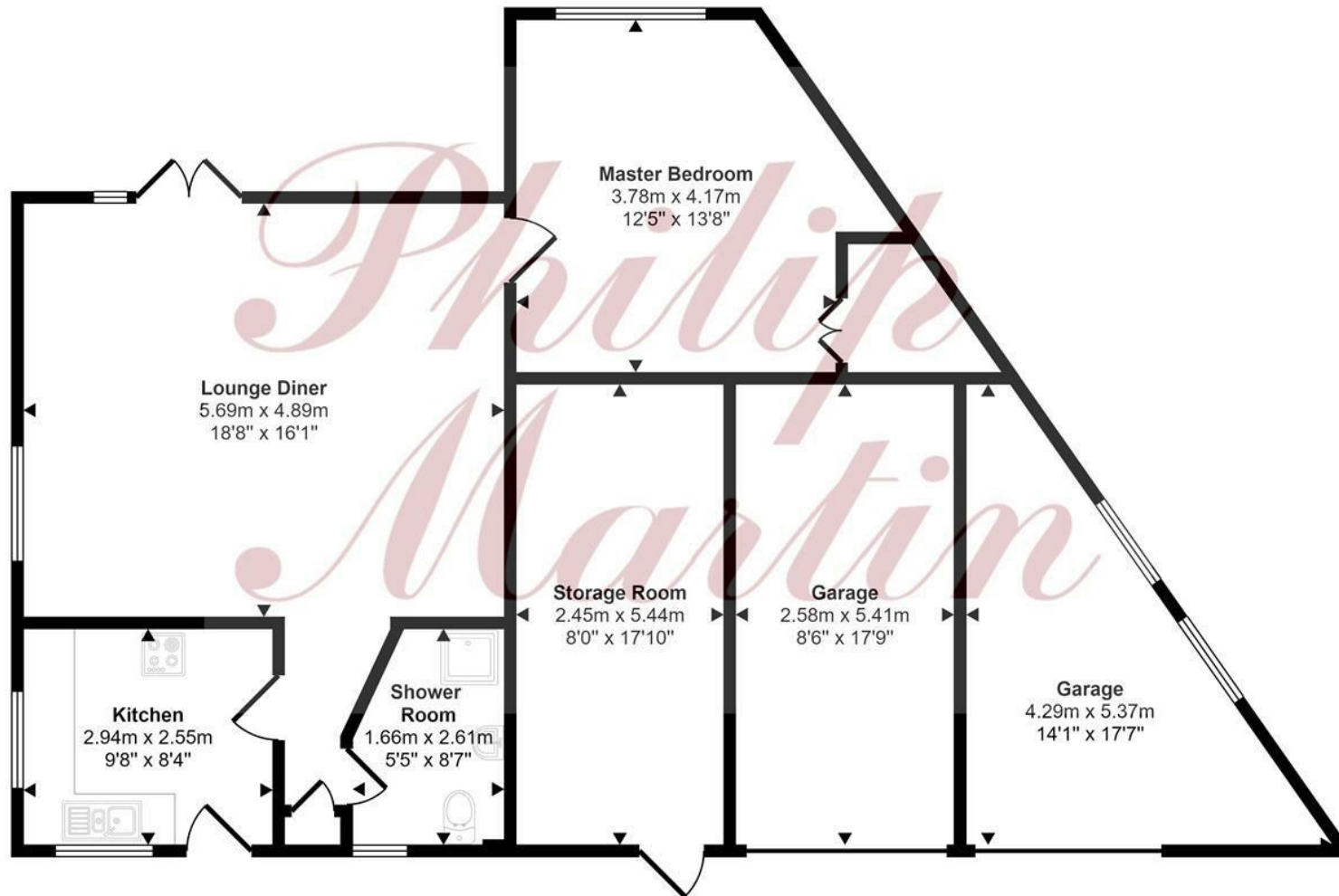
Approx Gross Internal Area
106 sq m / 1145 sq ft



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.



Approx Gross Internal Area
104 sq m / 1122 sq ft



Floorplan

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