

Greenacre Zelah

Truro,
TR4 9HS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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DETACHED BUNGALOW WITH ANNEXE, GARAGE & GARDENS

A beautifully presented detached bungalow in the sought-after village of Zelah, offering spacious three-bedroom accommodation, a self-contained one-bedroom annexe, detached gym/home office, garage, driveway parking and delightful lawned gardens.

Ideally positioned between Truro and the north Cornish coast, Greenacre is a highly versatile home suited to modern family living, multi-generational arrangements or those seeking additional space to work from home.

Sold with no onward chain.



Guide Price £525,000

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THE PROPERTY

Greenacre is a beautifully presented detached bungalow occupying a generous plot in the sought-after village of Zelah, ideally positioned between Truro and the north Cornish coast. Offering spacious and highly flexible accommodation, the property is particularly well suited to families, downsizers, multi-generational living or those seeking additional work-from-home or guest accommodation.

The main bungalow is light, welcoming and well arranged, with a generous lounge featuring a fireplace and attractive outlook over the gardens. The kitchen is fitted with a comprehensive range of units and work surfaces, with adjoining dining space creating a practical and sociable layout for everyday living. There is also a useful utility room and separate W.C.

The bedroom accommodation is equally well proportioned, with three bedrooms served by a family bathroom. The principal bedroom is a comfortable double, while the additional bedrooms offer excellent flexibility for children, guests, hobbies or home working.

A major feature of Greenacre is the self-contained one-bedroom annexe, which provides superb versatility. Arranged with a conservatory entrance, open-plan living/kitchen area, double bedroom and shower room, it is ideal for extended family, visiting guests, independent living or additional lifestyle space.

Externally, the property enjoys a beautiful lawned garden, bordered by mature planting and offering an excellent sense of privacy. The garden is a wonderful space for children. A paved terrace provides space for outdoor seating and dining, while the overall plot is both generous and manageable.

In addition to the main accommodation and annexe, there is a detached timber-lined outbuilding currently used as a gym. This space would also lend itself well to a home office, studio, hobby room or treatment space, depending on requirements. A garage and driveway parking further enhance the practicality of the property, while a range of solar panels and battery storage add to the home's appeal.

Greenacre enjoys a peaceful village setting within Zelah, a well-regarded and conveniently located village with excellent access to the A30, Truro and the north Cornish coastline. Coastal destinations such as Perranporth are within easy reach, making this an ideal home for those seeking village living with excellent connections to both countryside and coast.



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.



THE BUNGALOW

ENTRANCE HALL

KITCHEN

10'7" x 13'1" (3.25 x 4.01)
Fitted with a range of base and eye level units with wood effect worktop over with stainless steel sink. Electric oven and hob with extractor fan. Integrated appliances such as a fridge freezer and dishwasher. Tile flooring. Doors leading to the lounge and dining room.

LOUNGE

16'8" x 16'0" (5.09 x 4.88)
A large spacious lounge with fire place. Electric radiator. French doors to the dining room.

DINING ROOM

18'11" x 8'7" (5.77 x 2.63)
Built in bench for extra seating, base level units for storage, windows and doors to the rear garden. Velux windows providing plenty of natural light.

UTILITY ROOM

4'11" x 5'8" (1.51 x 1.73)
Wooden worktop over space and pluming for a washing machine and dryer. Integrated storage unit. Window to rear garden.

W.C.

INNER HALLWAY

8'1" x7'4" (2.48 x2.25)

MASTER BEDROOM

13'9" x 11'1" (4.20 x 3.38)
Large wardrobes. Electric radiator.

BEDROOM 2

11'10" x 11'6" (3.63 x 3.53)
Large wardrobes. Electric radiator.

BEDROOM 3

8'10" x 8'11" (2.71 x 2.72)
Electric radiator.

BATHROOM

6'10" x 10'7" (2.09 x 3.24)
The bathroom comprises of; panelled bathtub, white hand basin, w.c., corner curved free standing shower, mirrored cabinet and free standing storage unit. Tiling around the bathtub and panel tile in shower cubicle.

ANNEX

CONSERVATORY

5'8" x 12'4" (1.73 x 3.77)

LIVING ROOM

8'5" x 23'6" (2.58 x 7.18)
Open plan living space with eye and base level kitchen units with worktop over top, electric oven and hob with extractor fan and space and plumbing for fridge freezer and dishwasher. Window to the rear garden. Radiator.

SHOWER ROOM

5'4"x 7'0" (1.63x 2.14)
White bathroom suite comprises of W.C. hand wash basin and free standing cubicle shower. Tiled throughout with wood effect flooring.

BEDROOM

8'7" x 11'2" (2.63 x 3.42)
Window looking out to rear garden. Radiator.

OUTSIDE

The property is approached via a private road from he middle of Zelah over a tarmacadan driveway with 5 bar wooden gates opening to a substanital driveway which provides ample parking and access to the garage.

Pedestrian access leads around both side of the property to the rear. There is a large lawned garden with established shrubs and trees and patio around the bungalow and annex. There is a garden shed and the home office.

GYM/HOME OFFICE

10'10" x 15'0" (3.32 x 4.58)
Light and power connected.

GARAGE

14'6" x 18'8" (4.42 x 5.70)
Light and power connected.

SERVICES

Mains water and electricity. Owned solar panels and battery storage. Oil fired heating to annexe. Shared septic tank.

AGENT'S NOTE

We understand that the septic tank is shared with the neighbouring property and is located next to their garage.

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.

COUNCIL TAX

D.

TENURE

Freehold.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

Greenacre is located in a tucked-away position close to the centre of Zelah. From the main village road, and opposite the public house, turn beside the former village hall onto the access lane. Continue along this lane, where the property will be found set back in a private position.










LAF VOLAN

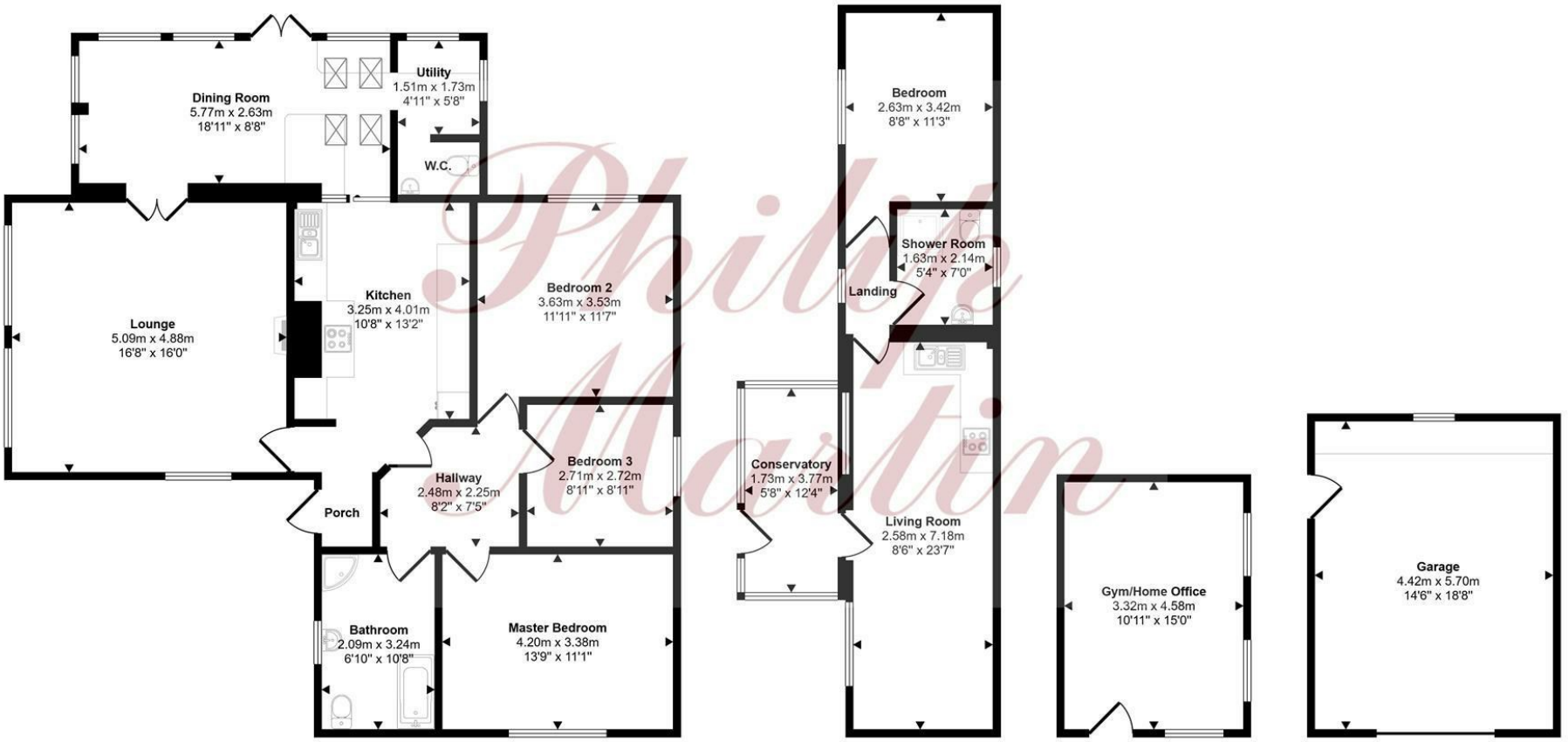


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Approx Gross Internal Area
196 sq m / 2114 sq ft



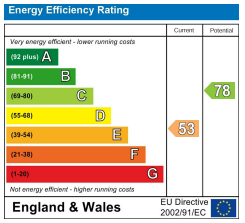
Floorplan
Approx 114 sq m / 1227 sq ft

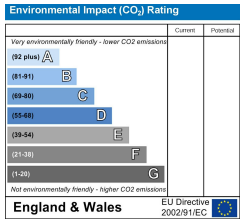
Annexe
Approx 42 sq m / 453 sq ft

Outbuilding 2
Approx 15 sq m / 163 sq ft

Garage
Approx 25 sq m / 271 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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