



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9425

£875,000

Art's Yard,
Cost-Is-Lost, Rural Zelah, Cornwall, TR4 9HH

FREEHOLD



Set amidst delightfully tranquil unspoilt countryside in a peaceful hamlet convenient for Truro and just 6 miles from the north coast at Perranporth. A superb detached BRAND NEW contemporary home with beautiful cut granite façade and set centrally within a particularly large south facing garden plot of over $\frac{1}{3}$ of an acre. With well proportioned 4 double bedrooomed, 2 bath/shower roomed family accommodation with AIR SOURCE HEATING, driveway with parking for numerous vehicles and detached garage. Nearing completion and ready for occupancy this summer.





SUMMARY OF ACCOMMODATION

Ground Floor Broad entrance porch, large reception hall with turning staircase to first floor, cloakroom/wc, dual aspect sitting room with woodburning stove, triple aspect kitchen with central island and space for eight seater dining table, rear hall/utility.

First Floor Landing, principal bedroom with en-suite shower room, 3 further double bedrooms, family bath/shower room.

Outside Gated driveway with brick paver parking area for numerous vehicles. Detached oversize single garage (under construction), paved terrace to front and rear, tiered and gently sloping side and rear gardens backing on to countryside to the rear with mature tree, hedge and newly fenced borders.

In all, the gardens extend to over 1/3 of an acre.





DESCRIPTION

Selected buyers are being given advance notice of this fantastic contemporary home currently in the final stages of construction by well respected local developers. Art's Yard as it known has been built on land long owned by the family in a beautiful little known rural hamlet called Cost-Is-Lost which sits between the popular villages of Goonhavern and Zelah, convenient for Truro and just 6 miles from the beautiful golden sand beach of Perran Sands at Perranporth. The size of the garden plot is particularly generous extending to over $\frac{1}{3}$ of an acre with the house sitting comfortably back from the very quiet country access lane behind attractive newly built Cornish stone walling which really enhance the quality of the tranquil, rural setting.

The house has a particularly attractive traditional double fronted design with a beautiful cut granite façade with broad protruding central porch with white rendered elevations to the side and rear under a natural slate roof with red clay ridge tiles and brick chimneys. The driveway will be finished with good looking grey pavers with parking for numerous vehicles and an oversized detached garage with pitched slate roof (currently under construction). The house will feature excellent levels of insulation with double glazed, air source heated interiors with underfloor heating on the ground floor and conventional radiators on the first floor. The anticipated energy score is an impressive A (Mark to check) making it both an attractive and highly energy efficient house to run.

The property is entered through an attractive broad porch and this in turn opens through to a particularly wide welcoming inner hall with turning oak staircase to the first floor with cloaks cupboard and large cloaks room/wc. To the left is a large dual aspect sitting room with double glazed double door opening to the rear terrace with views to the garden beyond, there is a contemporary woodburning stove set on a slate hearth. On the east side of the house is a particularly generous kitchen/dining room (21'9" x 13') which is a real entertaining hub for the house with attractive high quality German Nobilia kitchen with a range of integrated Neff appliances, central island with breakfast bar, space for an 8-seater dining table and double glazed patio double doors opening on to the terrace to the side. Completing the ground floor is a particularly generous utility room/rear hall with access onto the rear garden.

On the first floor there are 4 bedrooms in total all of which are doubles. The principal bedroom has a fantastic well appointed en-suite shower room and the family bathroom has both bath with additional oversized shower cubicle.

Outside the large garden plot features attractive newly laid Cornish stone walling, close boarded fencing and mature tree and hedge borders. The tiered garden will be seeded but offers great scope for development and planting and due to the sheltered nature of the setting and enjoying a bright south, south east aspect the gardens provide an exciting blank canvas for a keen gardener to create something really quite special to further enhance the house in its setting.

All in all, a fantastic, totally individual brand new detached home in a beautiful and tranquil rural setting convenient for Truro and close to fantastic north coast beaches.





LOCATION

Art's Yard occupies a beautiful sylvan rural setting in the quiet and little known rural hamlet of Cost-Is-Lost which sits between the popular local villages of Goonhavern and Zelah.

Goonhavern about 1 mile away is a popular village located close to Perranporth on Cornwall's north coast, the village has a good sized general store with post office, a popular pub, garden centre, a park with children's play area and also has a highly regarded primary school. Approximately 4 miles away is the coastal town of Perranporth with its 1½ mile long sandy beach which is extremely popular with bathers, surfers and dog walkers. There is also an excellent Links golf course on the outskirts of Perranporth and also boasts the Watering Hole pub which provides excellent entertainment options throughout the year and is also the UK's only pub situated directly upon a beach!



Within walking distance is the village of Zelah which has an excellent village pub, The Hawkins Arms. Just 6 miles away is the cathedral city of Truro, the county's capital which has a very comprehensive range of schooling, leisure and commercial facilities. Truro has a number of highly regarded state and private schools and is also known as a hub for entertainment with a multi screen cinema, some of the best pubs, cafes and restaurants in the county and also the Hall for Cornwall theatre which has just undergone a multi million pound refit.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR4 9HH.

SERVICES Mains water, mains electricity, private drainage (treatment plant), air source heating.

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).

DIRECTIONS From the centre of Goonhavern by the double roundabout turn in to the road which leads to the Spar shop which will be on your right hand side opposite the park and follow this road (called Bridge Road) out into the countryside and keeping left when the lane forks into Engelly Road which leads out into the countryside in the direction of Zelah. After just over 2½ miles travelling through some lovely wooded countryside turn left and follow this road for approximately 150 metres where Art's Yard will be found on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

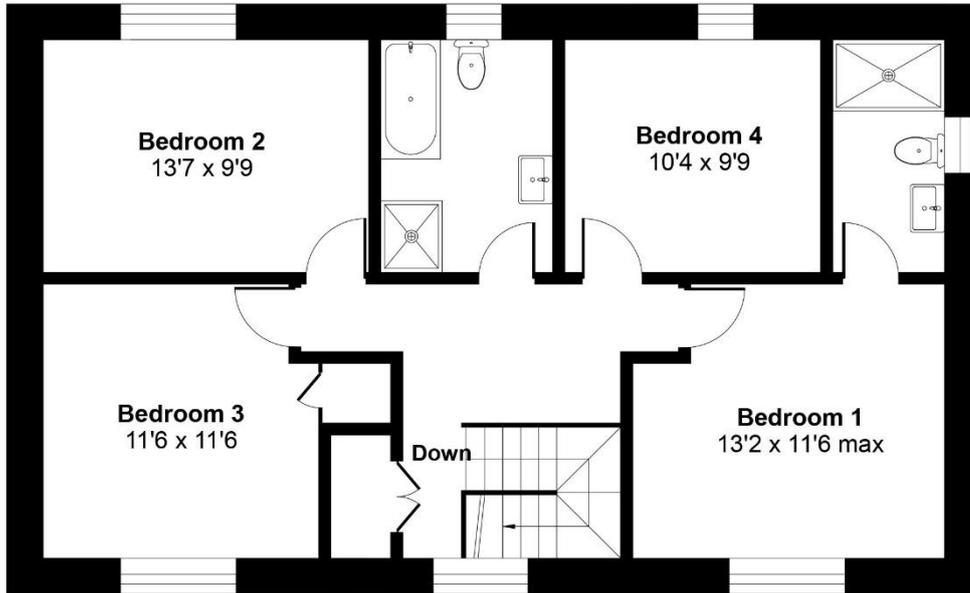
Approved Redress Scheme

Not to scale – for identification purposes only.

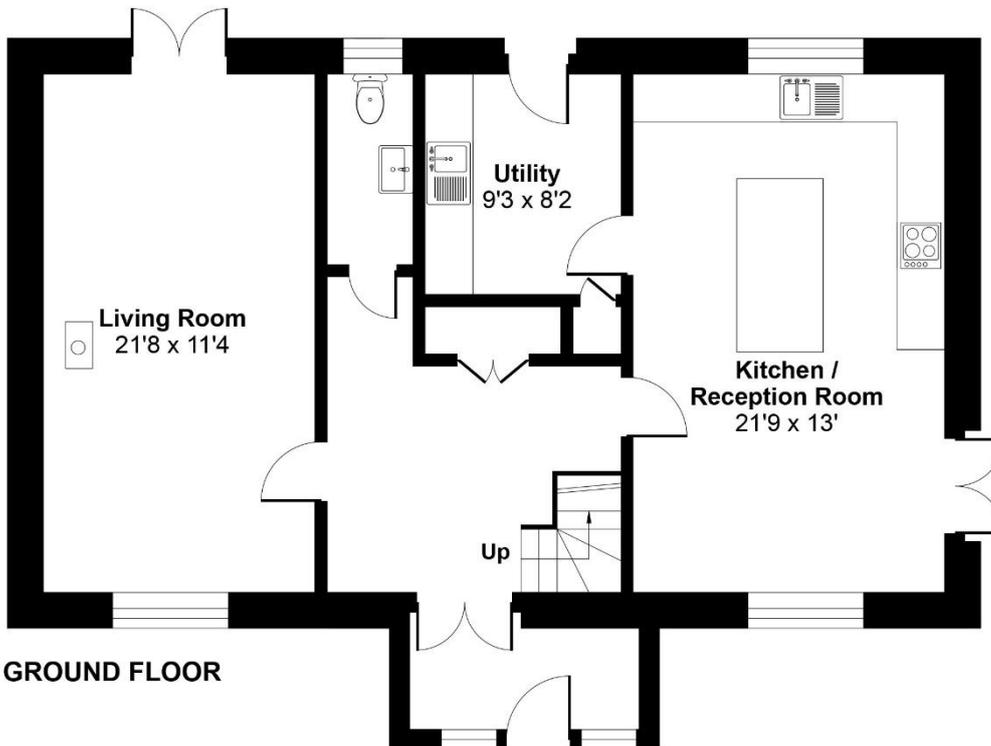
New Build To The Left Of Casavrina, Zelah, Truro

Approximate Area = 1718 sq ft / 159.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Lillcrap Chilcott. REF: 986066

