

# Casavrina

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Zelah, Truro, Cornwall, TR4 9HH

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

## A three/ four bedroom dormer style property requiring moderate refreshment on a generous plot with further land available.

- Detached Property
- Ample Parking
- Large Gardens
- Viewing Reccommendd
- Freehold
- Three/ Four Bedrooms
- Additional Land Available
- Sought-after Location
- No Onward Chain
- Council Tax Band - E

## Guide Price £520,000







### LOCATION

Casavrina sits privately within a generous garden in a semi rural position along a quintessential country lane. The property although in a rural, country setting is 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 yet within easy access to the Cathedral City of Truro which is about six miles to the south being the commercial and retail centre of Cornwall.

### DESCRTIPTION

Believed to have been built in the 1970s, the property offers all the modern comforts expected of a family home, including oil fired central heating, uPVC double glazing, a contemporary family bathroom fitted with modern white sanitaryware and a separate shower enclosure, and a stylish en-suite shower room serving the ground floor principal bedroom. The fitted kitchen is complemented by a practical utility room, while the spacious living room features an attractive cast-iron multi-fuel stove, creating a warm and inviting focal point.

Internally, Casavrina provides spacious and versatile accommodation designed to suit modern family living while making the most of its tranquil surroundings. Large windows flood the home with natural light and frame attractive views across the gardens, creating bright, welcoming interiors throughout. Thoughtfully arranged living spaces offer flexibility for both everyday family life and entertaining, with a seamless connection to the beautiful outdoor setting.

## ACCOMMODATION
Ground floor accommodation comprises; front conservatory, L shaped entrance hall, living room, ground floor bedroom/ dining room, kitchen, utility room, sun room/ dining room, converted from the former garage, family bathroom, master bedroom with en-suite shower room/ w.c. To the first floor there is a landing and two further bedrooms.

## OUTSIDE
The property enjoys a private position, set well back within beautifully established gardens extending to just over half an acre (circa 0.54). The grounds are enclosed by mature hedging, shrubs, and trees, creating a wonderful sense of privacy and seclusion. An impressive approach begins with double wrought iron gates, flanked by curved traditional Cornish walls and twin pillars, leading up the driveway to the parking area.

The gardens are predominantly laid to lawn. worthy of note is an attractive ornamental patio and water feature. Although now redundant, it is believed to have once been a magnificent fish pond, offering exciting potential for restoration or reimagining as a striking focal point.

Additional external features include an outside water tap and a useful timber storage shed positioned to one side of the property.

## ADDITIONAL LAND
Available exclusively to the purchaser of Casavrina is an adjoining field abutting the eastern boundary extending to approximately two acres. Offering an exceptional opportunity, this versatile parcel of land is ideal for those seeking grazing or amenity land, with scope for a wide variety of recreational, lifestyle, horticultural or equestrian pursuits (subject to any necessary consents).

Whether retained for practical use and enjoyment or simply to enhance the property's long-term appeal and sense of space, the land represents a valuable addition to this already impressive offering.

Please contact Stags Truro for further information.

## SERVICES
Mains electricity and water are connected. Oil central heating. Private drainage via a septic tank. Broadband: Basic up to 16 Mbps and Ultrafast up to 1800 Mbps are available (Ofcom). Mobile phone: 02, Vodaphone, Three and EE are likely (Ofcom). Council Tax Band – E. Flood Risk - Very low. TPO - No. Satellite and Fibre: BT and Sky available.

## 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 then turn left signposted Goonhavern and continue taking the turning into a further lane on the right hand side which has a blue signpost where the property can be located on the left hand side identified by our for sale sign.

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







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.



**Approximate Gross Internal Area 1745 sq ft - 163 sq m**
Ground Floor Area 1287 sq ft – 120 sq m
First Floor Area 458 sq ft – 43 sq m

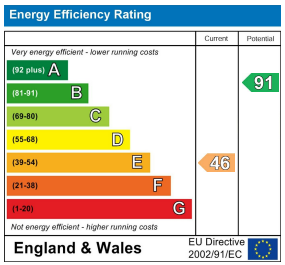



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

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