



Zenith
Chapel Hill, Porthtowan

LODGE & THOMAS
ESTABLISHED 1892

Zenith

Chapel Hill, Porthtowan,
Cornwall TR4 8AS

Guide Price: £695,000 Freehold

- Short drive from popular surfing beach
- Detached four bedroom property
- Paddocks for grazing
- Large gardens and established orchard
- Off-road parking for several vehicles

Being offered for sale for the first time in over 40 years, and situated near the thriving village of Porthtowan on the dramatic north coast, an extremely rare opportunity to purchase a south-west facing four bedroom single story residence with adjoining land extending to about 9 acres, complemented by various outbuildings and an established orchard.

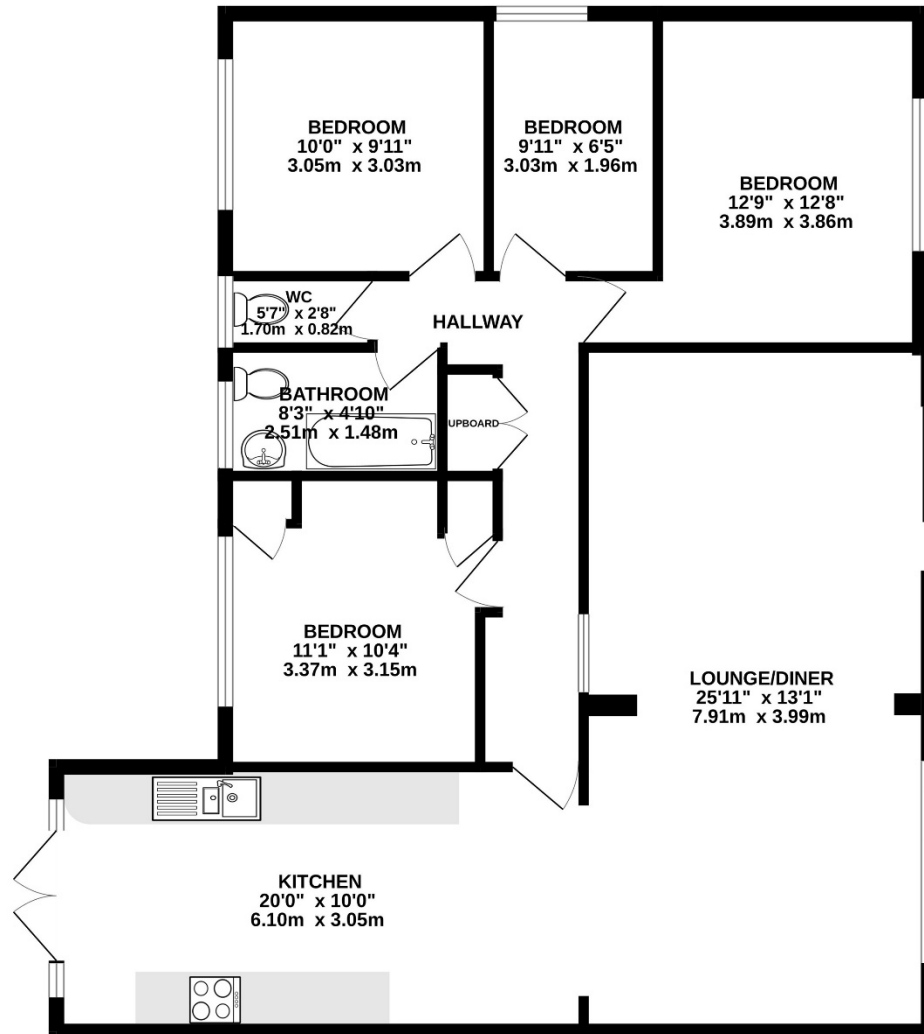
We understand Zenith was built in the 1960s and comprises a handsome four-bedroom bungalow with white painted elevations under an interesting, pitched roof design with central flat roof area, benefiting from double glazing, and is warmed by an external oil-fired boiler, as well as Economy 7 night storage heaters. Outside there is a detached garage, large tarmacadamed parking area, generous gardens affording privacy, an orchard, stables with tack room and land extending to about 9 acres.

This is a rare opportunity to purchase a desirable detached bungalow with adjoining land in a favoured residential locality, and we wholeheartedly recommend arranging a viewing appointment to appreciate the opportunity.



The Accommodation

South-west facing sliding patio doors with views over the front lawn, and to surrounding countryside leads to sitting room/dining room, which leads through to the fitted kitchen, comprising a good range of floor and wall mounted drawers and cupboards with 1½ bowl stainless steel sink and drainer unit, complimentary ceramic tiling, space for cooker, extractor fan, tiled floor, fully glazed double doors flanked by side widows to rear patio area. An internal part glazed door to the inner hall leads to three double bedrooms and a single bedroom, family bathroom/shower room and separate WC. The family bathroom/shower room has obscure glazed window, heated towel rail, tiled floor and wash handbasin set in vanity unit, loft access Hatch.



Outside

From the council road, a well maintained tarmacadamed driveway sweeps to a good-sized vehicular parking area adjacent to the detached garage. An attractive front lawn is complemented by well-established borders containing several flowering shrubs including rhododendron, dianthus, mock orange, lavender, and escallonia.

To the rear of the property, a secluded paved patio provides a delightful, sitting out area, with steps leading to higher levels of landscaped, gently sloping lawn, which leads to an established orchard including four Bramley apple trees and a pear tree, among others.

Detached Garage (17'6 x 12'6) block construction, tiled roof, solid, concrete floor, windows to two elevations, power, and light connected, 'up and over door'.

Shed (9' x 7') timber construction, power, and light connected, sloping felted roof, window to front.





The Land

The land is currently laid to grass with a gentle north westerly aspect and is in a quiet situation away from traffic. It has several uses, including grazing land for animals including ponies, growing or amenity. A separate agricultural right of access to the land, suitable for a small tractor, exists adjacent to the Chapel on Chapel Hill.

The two main rectangular shaped meadows extend to around 8 acres, being laid to grass and enclosed by traditional Cornish hedges that are well trimmed. The larger 6.1 acre field has a dilapidated field shelter/hay store in the southern corner and is situated in an elevated position providing good countryside and distant sea views towards Porthtowan Beach.

Stable Block Comprising two stables each measuring 12' x 12' and feed store/tack room measuring 12' x 6'.

Field Shelter/Hay Store (26' x 18') part concrete floor, timber construction, in state of disrepair.

Kennel (16'x 8') pre-fabricated, concrete construction with sloping corrugated roof, attached dog run.



Location

Porthtowan has a great community and offers a range of local facilities including a pre-school nursery, local convenience store with Post Office, a selection of pubs and restaurants and fish and chip shop. Well known for its popular surfing beach and stunning coastal walks, yet within easy reach of the main A30 trunk road through Cornwall and approximately 8 miles distant from Truro City centre. There are regular bus services to Truro and the surrounding towns and villages.

Agents Note 1: The flat roof area at of the bungalow was renewed in 2022.

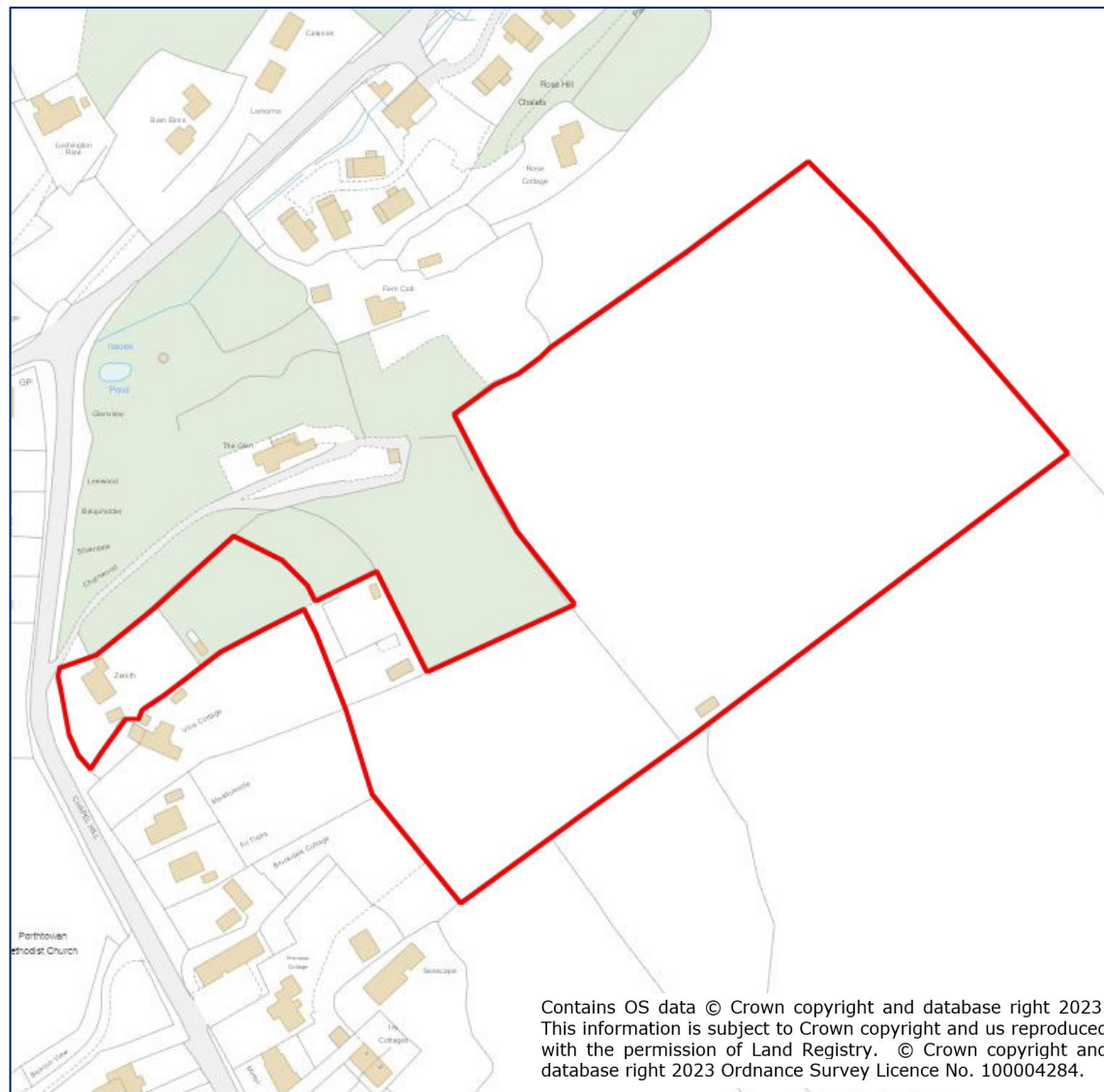
Agents Note 2: Cavity wall insulation was carried out in 2013.

Services: Mains water, drainage, and electricity. Oil fired boiler service domestic hot water and central heating (last serviced August 2022). Economy 7 night storage heaters. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: D **EPC:** E

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. We have been advised that no Public Footpaths cross the land. An agricultural access exists from Chapel Hill.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. Telephone 01872 272722

Directions: From Beach Road, Porthtowan, proceed up Rose Hill for 350 yards and bear left onto Chapel Hill. Proceed for 150 yards and Zenith will be found on the left hand side.

What3words///newsprint.slamming.arch **Google Plus Code:** 7QH5+CM9 Truro **Coordinates:** 50.278521, -5.240757



01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892