



Appletree Cottage

Allet, Truro



Appletree Cottage, Allet, Truro, TR4 9DW

A superb contemporary family home, completed in 2020, set within a generous plot of around two acres situated in a highly desirable and convenient rural location near Truro enjoying easy access into the city and the north coast. With panoramic and far-reaching countryside views, a thoughtfully designed, reverse-level interior with open plan living and four bedrooms blending perfectly to create a wonderful modern home.

Distances

Shortlanesend – 0.5; Idless Woods – 1.5; Nancarrow Farm Kitchen – 2.5; Truro (mainline rail) – 3; Royal Cornwall Hospital (Treliske) – 3; Boscawen Park & tennis courts – 4; Malpas – 5; Perranporth – 6.5; St Agnes – 7; Porthtowan – 8; Loe Beach watersport – 8; Newquay – 10; Falmouth – 14; Cornwall Airport (Newquay) – 18;
(All distances are approximate and in miles)

The location

Ideally situated for easy access to both the north Cornish coast and Truro, Appletree Cottage is found in the hamlet of Allet, a semi-rural countryside location just outside the popular village of Shortlanesend, and just three miles from the city of Truro. Within Allet there is a small selection of individual country homes and within half a mile of the property, the local amenities include a shop/post office, public house and highly regarded primary school.

A comprehensive range of banking, schooling, retail, and recreational facilities are in Truro close by. Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic cathedral. An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall, which is nearing the end of a multi-million pound refurbishment. The A30 is also within easy reach of the property as are the excellent surfing beaches, including Perranporth, St Agnes, Porthtowan and Newquay.

Sports enthusiasts are particularly well-catered for with two tennis clubs, squash club, rugby, football and cricket clubs within the city. Water sports are readily accessible with the north coast surfing beaches and highly regarded sailing waters of the Carrick Roads on the south coast, both within a short drive.





The property

- Beautifully designed and energy efficient modern home
- Countryside views
- High quality individual build, completed in 2020
- Double aspect, double height open plan living / dining / kitchen with electric Velux windows, Charlton & Jenrick woodburner, Juliet balcony, decked terrace and engineered oak flooring.
- Treyone kitchen with NEFF induction hob, fridge, freezer, dishwasher, microwave and warming drawer, Quooker tap, wine cooler, and Corian worktops
- Separate utility room
- WC / cloakroom
- Double height lower ground floor hallway with superb natural light
- Master bedroom enjoying countryside views with built-in wardrobe and en suite shower room
- Guest bedroom with fitted wardrobe and en suite shower room
- Two further double bedrooms, both with fitted wardrobes
- Well appointed family bathroom with freestanding bath and separate shower
- Villeroy & Boch sanitary ware
- Extensive 'cellar' storage with light and power
- Plant room and shoe store

Outside space, gardens and grounds

- Two acres of garden / paddock offer huge potential
- Entrance bridge leading to a large decked terrace with external lighting
- Gated gravel driveway with turning and parking for several vehicles
- Double carport with power
- Front garden laid to lawn
- Sunken courtyard with raised beds and external lighting

Tenure, services and general information

Freehold. Mains electricity and water. Private drainage. Mitsubishi air source heat pump. Broadband: Superfast is available.

10-year Buildzone guarantee. Timber frame and block construction, Aluminium windows and doors. Underfloor heating throughout. Attractive combination of cedar cladding and render.

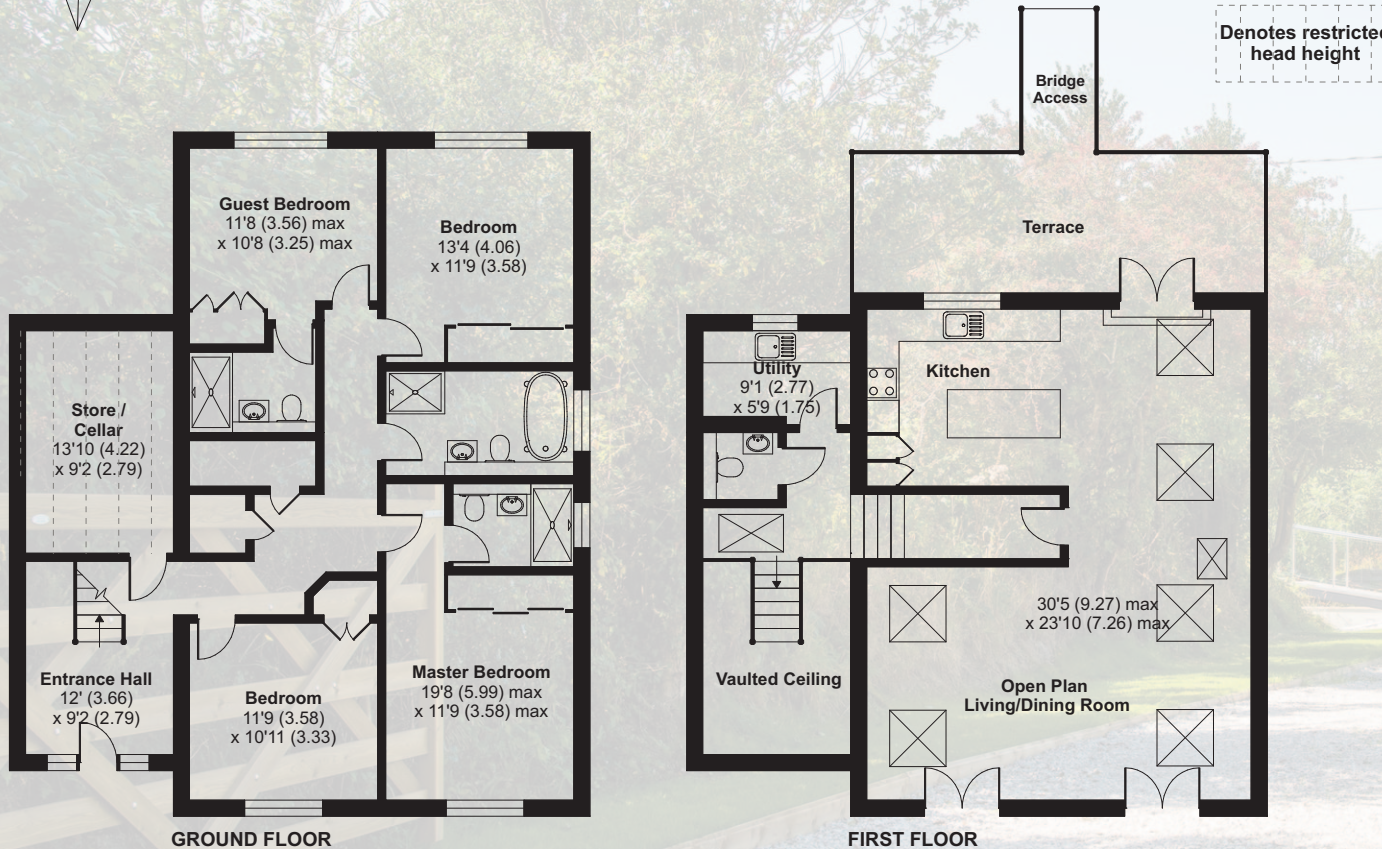




Appletree Cottage, Lower Fair View, Allet, Truro, TR4 9DW

Main House = 1991 sq ft / 184.9 sq m (Excludes Void & Cellar)
 Main House = 2117 sq ft / 196.6 sq m (Excludes Void & Includes Cellar)

For identification only - Not to scale



What 3 Words

///starlight.enabling.daydreams

Directions:

From Truro continue up Kenwyn Road on the B3284. At the roundabout entering Shortlanesend, take the first exit and continue along the B3284. About half a mile, turn left into the Lower Fair View Farm entrance and Appletree Cottage is the first property on the right.

Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Shore Partnership Limited. REF: 761340

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