



9 Calloose Lane,  
Leedstown, Hayle

LODGE & THOMAS  
ESTABLISHED 1892

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**9 Calloose Lane,**  
Leedstown, Hayle, TR27 5ET

**Guide Price - £350,000    Freehold**

- Two bedroom period cottage requiring complete renovation
- Range of useful outbuildings
- Adjoining meadows extending to 1.73 acres
- Excellent re-development opportunity, subject to planning
- Easy access to Helston, Hayle & north Cornish coast
- CASH BUYERS ONLY

*An historic farmstead with a range of outbuildings in a rural position, set in grounds extending to 1.73 acres or thereabouts, with great potential for sympathetic restoration or redevelopment, subject to planning. Cash buyers only.*





## The Property

The property has been within the same family ownership for four generations and comprises a traditionally constructed cottage under a pitch corrugated roof with pantry, utility, kitchen and sitting room on the ground floor and two bedrooms to the first floor.

Set in a rural position, accessed off a byway, the property requires a program of restoration or redevelopment, subject to planning.

A small cottage garden lies to the front of the house and an open fronted garage to the side.

## The Outbuildings

To the rear of the house is a useful range of outbuildings, primarily of block construction, under pitch or mono pitched roofs which lend themselves to alternative uses or redevelopment, subject to obtaining the required planning consent.

The outbuildings comprise: **Garage/Store** (5.66m x 3.76m); **Small Cowshed** (5m x 3.46m); **Old Stable** (4.86m x 5m) with **inner store** (3m x 1.69m); **Barn** (5m x 4.68m); **Former tractor shed/old stable** (6.86m x 5.32m); **Pole Barn** (12m x 5m) with part concrete sides under a corrugated roof.

## The Land (edged red)

Divided into three enclosures and accessed either from the farmyard, garden or a vehicular gate from the access lane, the land is level to gently sloping, laid to pasture and is bounded by mature, traditional Cornish hedge banks and extends to 1.73 acres, or thereabouts. The land would be suitable for grazing or horticultural use.



**Agent's Note:** An additional 1.25 acres (edged blue) would be available to rent by separate negotiation. Freehold offers may be considered by the vendors.

**EPC G Council Tax Band A**

#### Services

Mains electricity. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

#### Wayleaves, Easements & Rights of Way

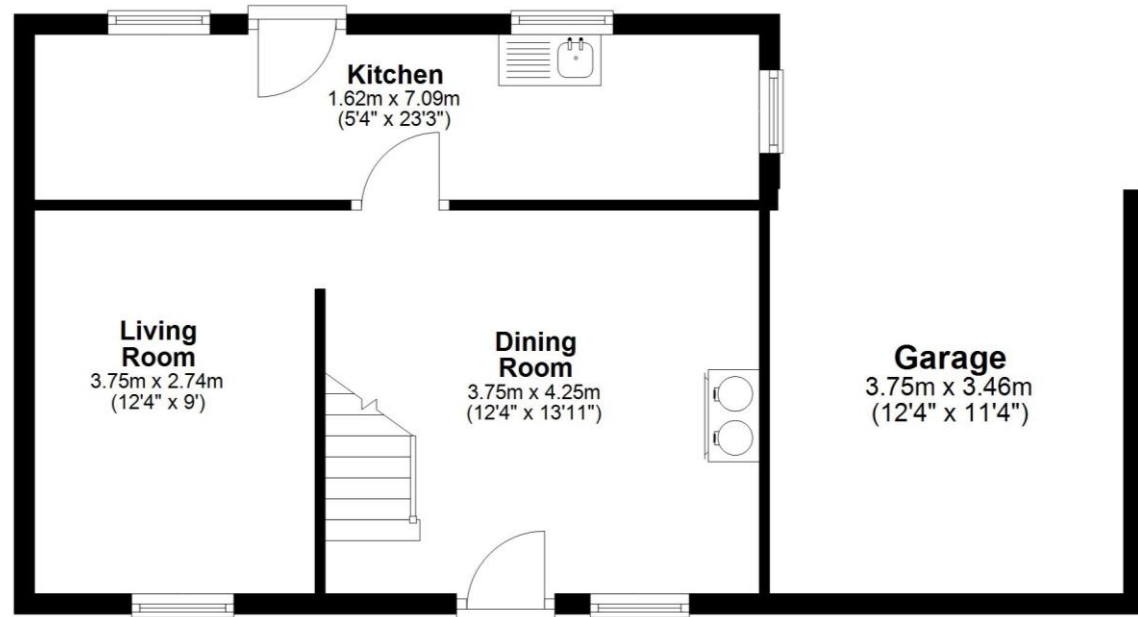
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

#### 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.

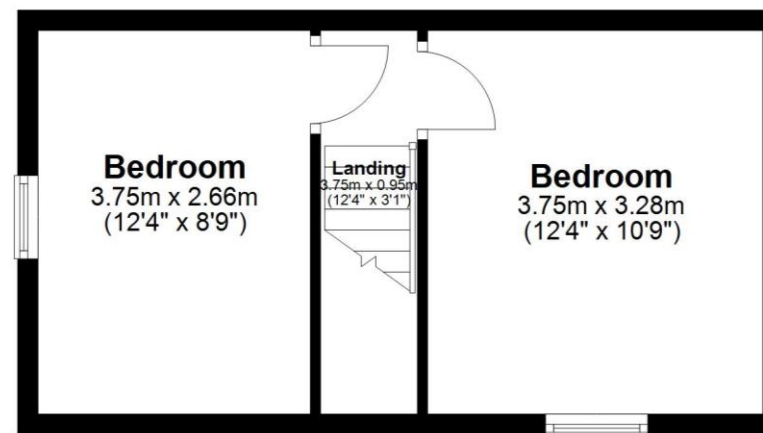
### Ground Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.1 sq. feet)



## Location

The property is located on the west side of the village of Leedstown which boasts a public house and county primary school. The old market town of Helston, home to the famous Furry Dance approximately 6 miles boasts a wide range of amenities catering for daily requirements. The busy village of Praze an Beeble (3½ miles) has local amenities including grocery store, Post Office, doctors surgery, pasty shop, public house and primary school. The major town of Camborne is 6 miles away and the historic port of Hayle is 4 miles further to the west where there is a range of schools, shops, hospital and a stop on the Penzance to Paddington railway line. Hayle is also situated on the County's main arterial route, the A30, which means that the towns of Penzance and Redruth, together with the Cathedral City of Truro are easily commutable on a daily basis.

For the equestrian enthusiast, there are numerous quite bridleways, tracks and country lanes to explore. The north Cornish coast famed for its rugged coastline with numerous walks and surfing beaches lie within easy reach 5.5 miles.

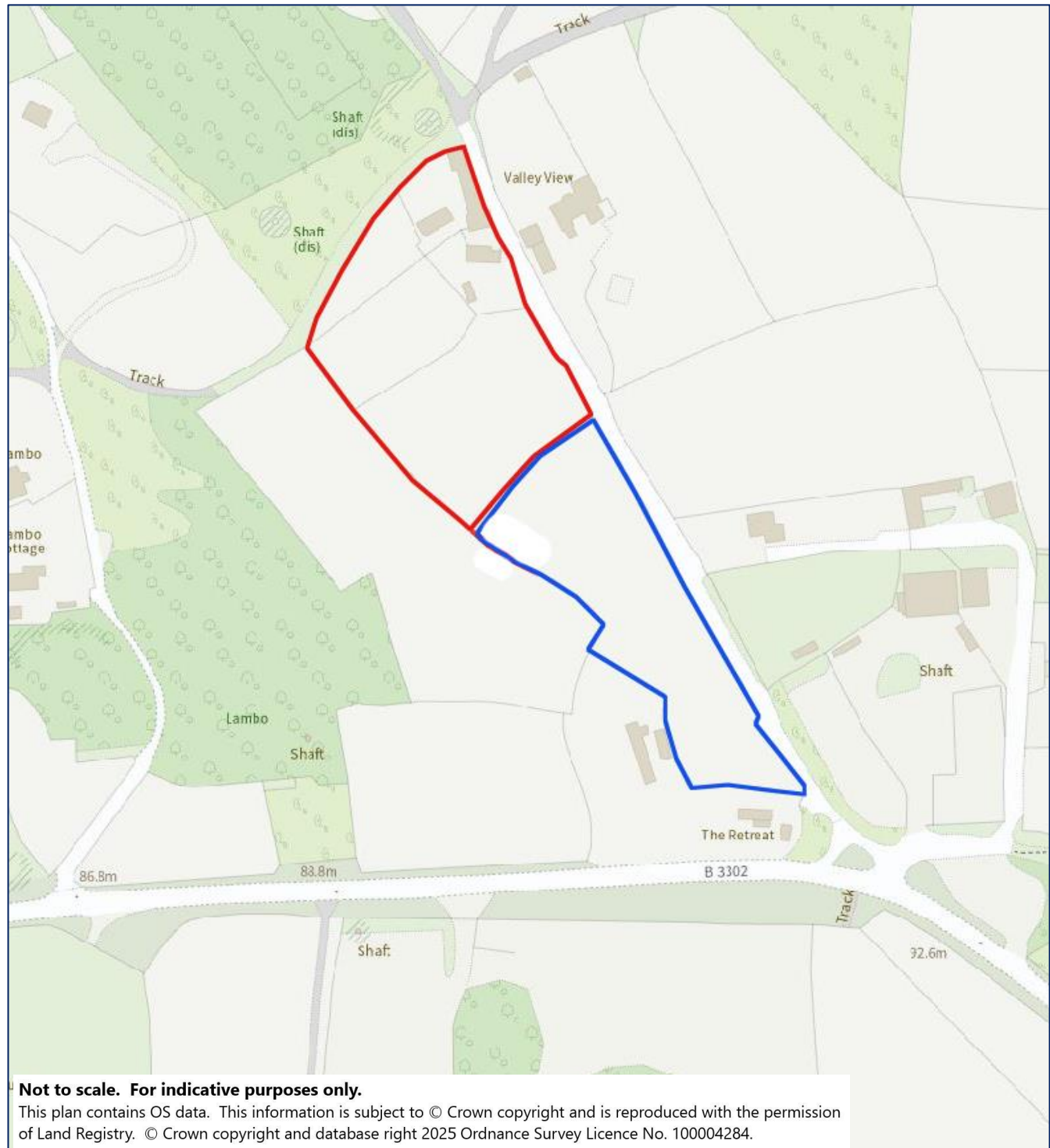
## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions** from the centre of Leedstown take the B3302 towards Hayle, passing the village Hall on your left, leave the village and turn right immediately after the layby into Callose Lane East. Drive down the unmade track for approximately 275 yds and the property will be located on your left.

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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