



15 Relistian Lane,
Gwinear, Hayle

LODGE & THOMAS
ESTABLISHED 1892

**15 Relistian Lane,
Gwinear, Hayle, TR27 5HE**

Offers in Excess of £895,000 Freehold

- Three Bedroom Main House
- Two Single Storey Holiday Lets
- Barn with Potential (stc)
- 9.13 Acres

Lifestyle opportunity comprising three dwellings; a three bedroom detached house and two semi-detached bungalows. Barn/workshop with potential (subject to planning), gardens and paddocks of over 9 acres ideal for equestrian use, hobby farming or leisure (subject to consent). All in a quiet and yet convenient location between Gwinear and Reawla, near the north Cornish coast at Hayle.

The Property

15 Relistian Lane is a 9 acre small holding comprising three dwellings; a three bedroom double fronted detached house and a pair of semi detached bungalows – one with two bedrooms and the other with one bedroom – all set in a little over 9 acres (approximately 9.13 acres) and enjoying peace, tranquillity and privacy with far reaching rural views. The bungalows currently have consent for year-round holiday let use but have the potential (subject to planning) to be used as full time dwellings for those looking for multi-generational living or those with dependent relatives.

Until about 2020 the property was used as a Pitch & Putt with café, though trading has since ceased and the land has largely been left to re-wilding, inviting a whole host of flora and fauna to the site. The property offers a wonderful lifestyle opportunity to enjoy a home with income, with space for equestrian use, hobby farming, or to indeed run a similar business from the site again (subject to consent).



Chy Noweth

The main dwelling, known as Chy Noweth, is a timber frame build thought to have been built around 2000 with accommodation set on the reverse level principle to take advantage of the best of the views from the first floor.

At ground floor level is a full height entrance hall, three double bedrooms – all with fitted wardrobes and the master with an en-suite shower room – and a family bathroom, whilst to the first floor is a triple aspect kitchen/dining room, w.c. and dual aspect sitting room with red brick inglenook-style fireplace with woodburner inset and French doors with a Juliette balcony from which the views are stunning.

The house is heated via oil central heating and all windows and doors are in PVCu double glazing. The house had new plumbing and electrics in 2022 and at the same time the new kitchen was fitted – the Samsung American style fridge-freezer will be included in the sale as well as integral appliances including electric oven, induction hob and dishwasher. Useful extras such as a boiling water tap and carousel units are also fitted.

EPC D Council Tax Band D



Keepers Cottage

Keepers Cottage is a two bedroom semi-detached bungalow offering well presented accommodation comprising open plan and dual aspect living/kitchen/dining space together with two double bedrooms – the master with an en-suite shower room – and a family bathroom. At the front is an enclosed garden with a gravelled parking space. This property is heated via oil central heating and all windows and doors are in PVCu double glazing.

Keepers Cottage is currently let on an Assured Shorthold Tenancy (AST) for an initial 12 month period from 22nd May 2025.

EPC E Council Tax Band B

Chy Lowen

Chy Lowen is a one bedroom semi-detached bungalow which was converted from the café in circa 2020. The accommodation is well proportioned and comprises an open plan living/kitchen/dining space (complete with Cookmaster range included in the sale), a double bedroom with large en-suite bath and shower room and a dressing room/office. At the front is an enclosed garden with a concrete parking space. This property is heated via LPG central heating and all windows and doors are in PVCu double glazing.

Chy Lowen has been let on an Assured Shorthold Tenancy since 2023 and the tenants are now on a rolling month by month contract.

EPC D Council Tax Band A

Set between and attaching Keepers Cottage and Chy Lowen is a large store with a w.c.



Barn/Workshop

To the rear of the properties is a single storey barn, currently divided into two, which provides useful storage/workspace space (light, electricity and water is connected), but which may also have potential for conversion into an additional dwelling, work from home space, studio etc (subject to the necessary planning permissions).

Gardens & Grounds

The gardens and grounds are wonderfully private and are now divided into an area of garden with space for chicken coops, vegetable growing etc and into six field enclosures which are all bordered and interspersed by mature trees and shrubs. The land is largely level with some gently sloping areas and has become a haven for all kinds of flora and fauna. Mains water is available throughout the site, ideal for irrigation and for livestock.

At the head of the entrance lane is a large, gravelled driveway providing ample parking and turning space.



Services

Mains water and electricity. Private drainage (1 septic tank serving all three properties). Oil central heating to Chy Noweth and to Keepers Cottage – each with their own boiler and oil tank – and LPG heating to Chy Lowen. 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. No public rights of way cross any part of the property or land being offered for sale.

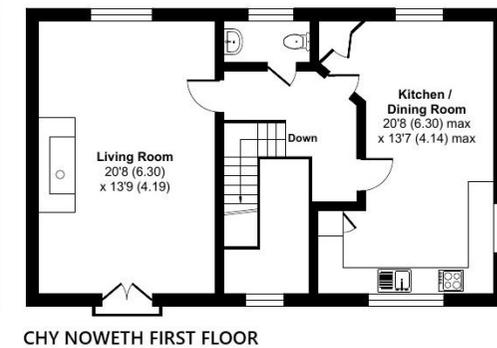
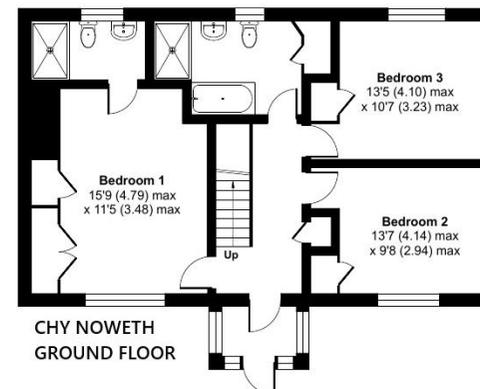
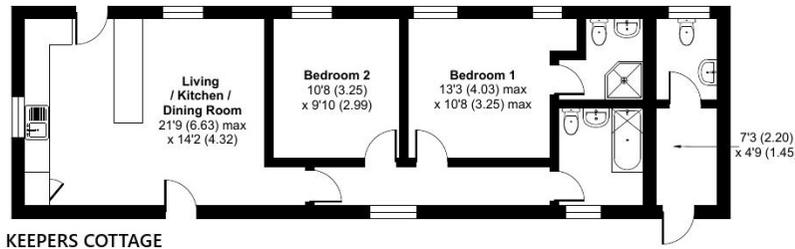
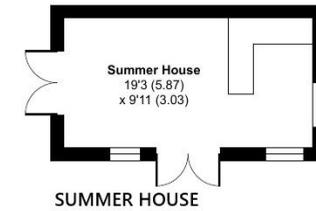
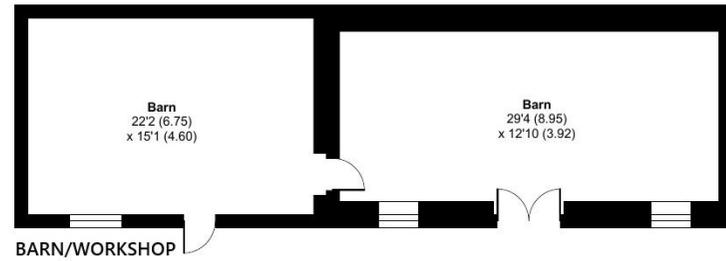
Particulars & Plan

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.



Approximate Area = 1498 sq ft / 139.1 sq m
 Keepers Cottage & Chy Lowen = 1340 sq ft / 124.4 sq m
 Barn/Workshop = 1004 sq ft / 93.2 sq m
 Total = 3842 sq ft / 356.7 sq m

For identification only - Not to scale



Location

The property is located along a quiet country lane half way between Gwinear and Reawla. Both are small villages on the outskirts of Hayle and Gwinear offers a parish church, village hall and primary school. Hayle (approximately 5 miles distant) is an expanding town on the north Cornish coast which boasts wonderful, sandy beaches as well as a range of every day facilities and amenities including supermarkets, eateries, Hospital, primary school, tennis and bowling clubs as well as a mainline railway link to London (Paddington).

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

Proceeding westbound on the A30 take the Camborne (West) exit and at the top of the slip road turn left and then right at the roundabout towards Connor Downs. Continue along Roseworthy Hill for approximately 2 miles before turning left at the cross roads signposted Carnhell Green and Gwinear. Continue along this road for approximately 1 and a half miles, bypassing Trevaskis Farm and crossing the train line, before turning right at the T junction in Carnhell Green. Proceed through Carnhell Green for approximately a quarter of a mile, then turn right into Gwinear Lane before turning left into Relistian Lane after another half a mile. Follow Relistian Lane for almost half a mile and the entrance into no. 15 will be found on the right hand side identified by a Lodge & Thomas for sale board.

What3words///munch.riders.shifts





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