



Count House
Leedstown, Hayle

LODGE & THOMAS

ESTABLISHED 1892

Count House

Carsize Lane, Leedstown,
Hayle, Cornwall TR27 5EX

Guide Price: £495,000 Freehold

- Brand new renovation of historic property
- Highly appealing stone faced cottage home
- Well-appointed 2/3 bedroom accommodation
- ¼ of an acre level plot
- Wonderful and refreshingly quiet rural setting

A meticulously converted and renovated former count house providing light and extremely comfortable accommodation, in a beautiful traffic free location amidst countryside off a byway.

The Property

Count House is an interesting home, the history of which is entwined with the rich and fascinating mining heritage of West Cornwall. It has been the subject of a thorough and carefully managed programme of renovation and conversion resulting in a beautiful, low maintenance character home.

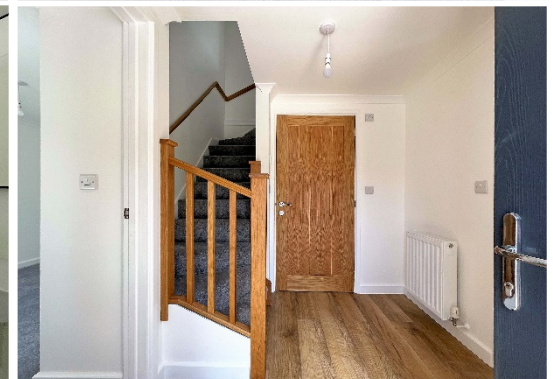
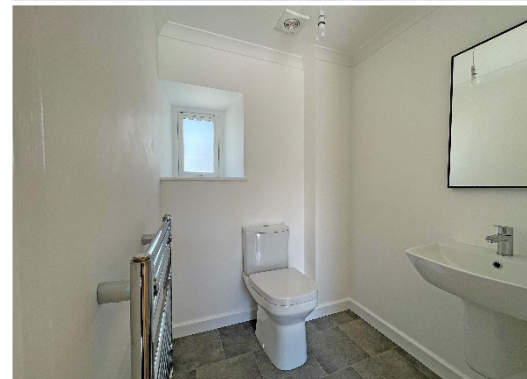
Particular features to note are the use of oak internal doors and the stair bannisters, oil-fired central heating and superbly equipped kitchen that has a comprehensive range of cream coloured cupboards, drawers and wall cupboards together with integrated appliances, comprising a fridge freezer, electric fan oven, microwave oven, ceramic hob with stainless steel hood, full size dish washer and a washing machine.



Its versatile layout features a reception hall, off which is the superb kitchen/diner/living room, a snug/office/bedroom three and a cloakroom. At first floor there are two bedrooms and a bathroom with shower over the bath. The house is warmed by oil-fired central heating.

The fresh stone work and pointing of the exterior, combined with uPVC double glazed windows, doors and facias is both striking in appearance and practical, requiring only minimal ongoing maintenance.

The level plot extends to approx. $\frac{1}{4}$ of an acre and has extensive gravelled parking/driveway/turning space, complemented by a paved patio to the rear and gardens that have been prepared ready for seeding and a newly planted hedge that in time will provide an even greater degree of privacy and shelter.



Agent's Note: We hereby disclose in accordance with the 1979 Estate Agents Act that the owners of this property are related to a member of Lodge & Thomas staff.

Services: Mains water and electricity are connected. A new private septic tank has been installed. Provision in place for a telephone line but not yet connected. None of these services have been tested and therefore no guarantees can be given.

EPC: C

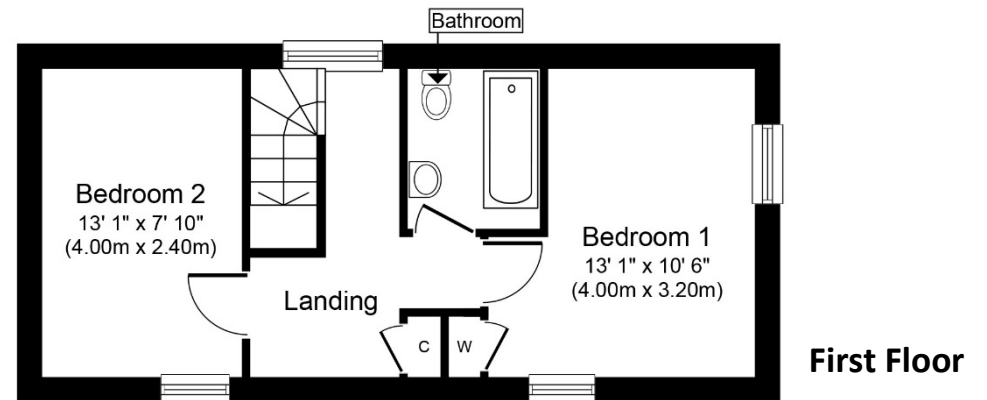
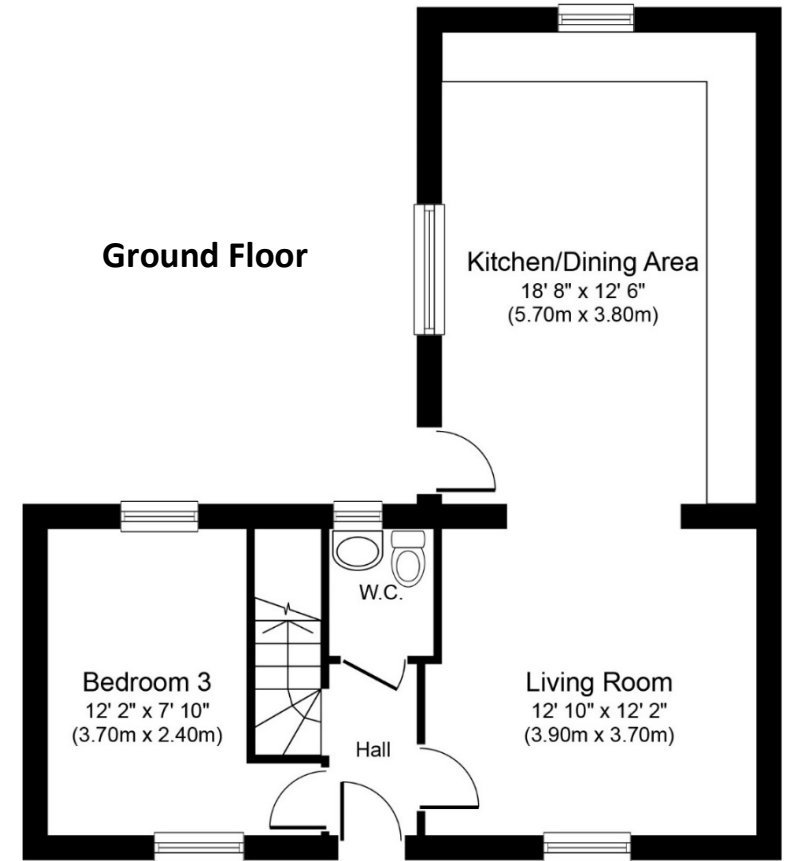
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

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

Directions: From the village centre of Leedstown, head north on the B3302 toward Hayle. On the village boundary turn left at the village hall and follow the unmade road for approx. 0.6 miles whereupon the property for sale will be found on the right hand side.

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Location

There are few places where one can enjoy the level of peace and quiet and attractive individual home has to offer. It is half a mile off the B3302 Hayle to Helston road down an unmade byway. Whilst enjoying such a high degree of rural privacy, it is by no means isolated, because at the end of the lane is the village of Leedstown with its public house and county primary school. The crossroads at the centre of the village provide easy access to Helston, home of the famous 'Furry Dance' 6½ miles away, and where there is a large range of amenities catering for most daily requirements. The busy village of Praze-an-Beeble is 3 miles from the same crossroads, where the amenities include a grocery store/Post Office, doctor's surgery, pasty shop, public house and primary school. The major regional town of Camborne is just 6 miles further on and, like Helston, provides a full range of schooling, health, leisure, shopping and commercial facilities. From Leedstown crossroads, the historic coastal port and foundry town of Hayle is just 4 miles away where, there is a full range of schools, hospital and a stop on the mainline Penzance/Paddington railway line. Hayle is 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 all easily commutable on a daily basis.



Not to scale. For indicative purposes only.

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