



Colinden  
Canonstown Hayle

LODGE & THOMAS  
ESTABLISHED 1892

## Colinden, Canonstown, Hayle TR27 6NA

**Guide Price: £575,000 Freehold**

- Excellent six acre holding
- Sizeable detached chalet bungalow with refurbishment potential
- Numerous potential development opportunities and options for purchasers
- Positive Pre-App to replace existing dwelling with four new homes as an alternative option
- Various other outbuildings offering further potential
- Southerly aspect with far-reaching rural views
- Prominent frontage to A30

*A prime development opportunity exists with this six-acre homestead in a prominent West Cornwall setting, offered for sale with vacant possession.*





## The Property

Available for sale for the first time in over 35 years, Colinden is a sizeable and detached chalet style property that has been extended since its original construction to provide spacious and practical five-bedroom family accommodation, with a large South West facing living area and adjacent family kitchen/dining space.

The property takes full advantage of its slightly elevated south facing aspect to enjoy wonderful views over miles of un-spoilt Cornish countryside right across to Godolphin Hill, and also enjoys a large mature and well-stocked garden. Whilst it would undoubtedly now benefit from cosmetic improvements and modernisation, it offers a superb opportunity for a purchaser to put their own mark on a sizeable blank canvas.

Some purchasers may also see the potential for a development opportunity, buoyed by the positive pre-app (PA23/01001/PREAPP) to replace the existing dwelling with up to four new homes. Subject to further planning enquiries, there may also be scope for a different configuration that looks to develop other parts of the site in parallel with a refurbishment of the main house.



The extensive grounds extend up the hill to up to around six acres and now require tidying and cultivation. There are various established agricultural and other outbuildings within the boundary offering the chance perhaps of future development, subject to planning.

Also forming part of the grounds is a sizeable former quarry that was once a sheltered and productive garden area with related outbuildings, but now offers itself up to re-imagination.

The location is superb, with direct access to the A30, a bus stop close to the property, and St Erth Station (mainline rail services and also the start of the branch line to St Ives) just under a mile away.

**EPC D63 COUNCIL TAX BAND E**

**SERVICES:** Mains electricity, water and drainage are connected to the property. 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.

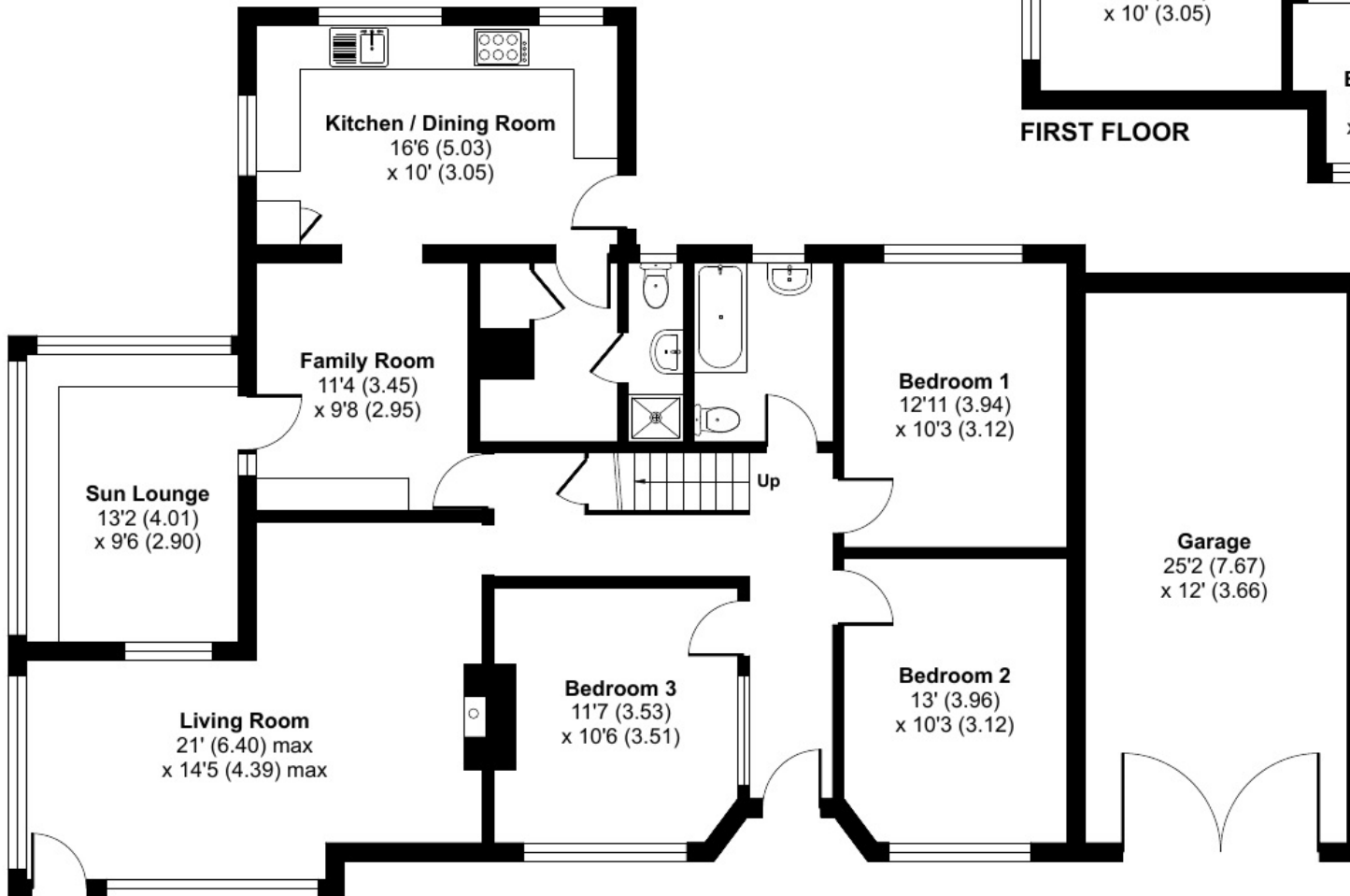
**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

**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.

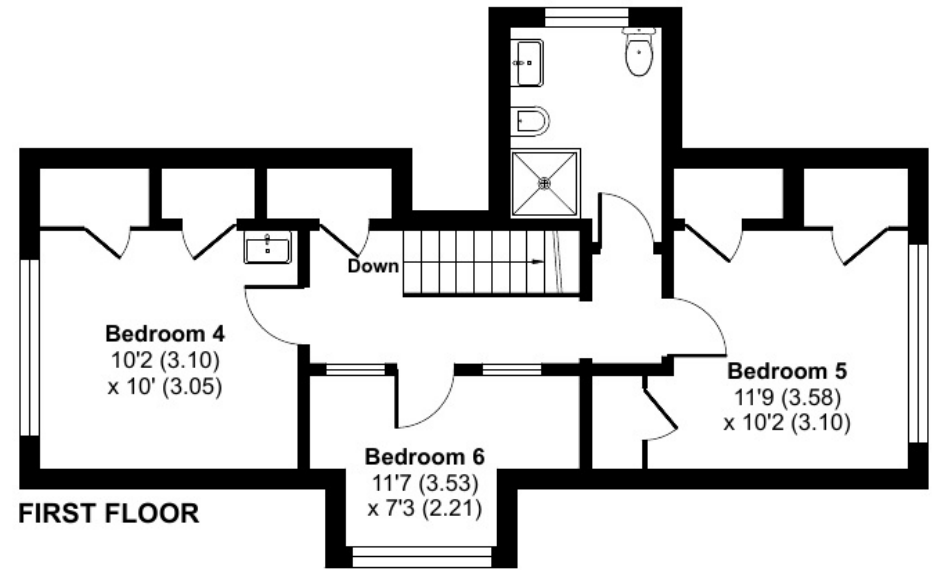


Approximate Area = 1926 sq ft / 178.9 sq m  
Garage = 302 sq ft / 28 sq m  
Outbuilding = 165 sq ft / 15.3 sq m  
Total = 2393 sq ft / 222.2 sq m

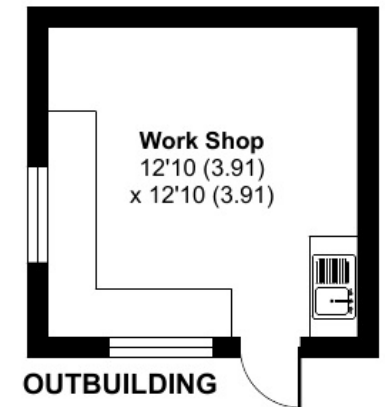
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING

## SITUATION

It is difficult to imagine a better location than Canonstow, a popular address in West Cornwall. It is central to some of the UK's finest coastline and beaches, on both the north and south coast of Cornwall.

Notable amongst these is the artist's mecca of St Ives, six miles north-east with its picturesque collection of narrow streets, flanked by former fisherman's cottages, centred on its safe harbour. Hereto is a wealth of fine restaurants, pubs and galleries exhibiting work by local artist and sculptors influenced by the likes of Barbara Hepworth, Alfred Wallis, Terry Frost and Bernard Leach. Neighbouring St Ives is the fascinating foundry town and harbour of Hayle, better known today for its three miles of sandy beach, at the end of which is the Godrevy Lighthouse, believed to have been the inspiration for Virginia Woolf's novel 'To the Lighthouse'. Hayle has a wide range of schooling, shopping and health facilities.

Canonstow is close to St Erth Station on the Paddington to Penzance railway line, which is also the start of the branch line to St Ives, a journey that takes around ten minutes along one of the most scenic railway lines in the UK.

Just three miles to the south is the ancient coastal town of Marazion which overlooks the world famous St Michael's Mount, a historic tidal island, castle and garden set within Mount's Bay. The long sandy beach stretches west from here in the direction of Penzance. Six miles further along the A30, this ancient market town and port is the largest town in West Cornwall and as such boasts an enviable range of local and national retailers and supermarkets, a choice of state and private schooling and the Penzance Hospital. In addition to its mainline railway station, there is both a sea and helicopter link to the beautiful Isles of Scilly, 24 miles south-west of Land's End.

West Cornwall is renowned for its rich and intriguing culture and past, and it is all 'on the doorstep'. For those needing to travel further afield, Cornwall's main centre for healthcare, schooling, commerce and administration, Truro is 22 miles away and so, potentially, commutable on a daily basis, whilst the A30, railway and bus links provide quick and easy access into, around and out of the County.

**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:** Head west along the A30 towards Penzance. Proceed to the end of the Hayle bypass and continue through St Erth and onto Canonstow where the property for sale is the last property upon leaving the village on the right hand side.

**what3words**///compounds.pines.contracting





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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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