



Rejarne, Cantiscoe Road,  
Lelant Downs, Hayle

LODGE & THOMAS  
ESTABLISHED 1892

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**Rejarne**, Carntiscoe Road,  
Lelant Downs, Hayle, TR27 6LL

**Guide Price - £295,000 Freehold**

*A detached three bedroom bungalow in an accessible position, with gardens and garage, convenient for Hayle, St Ives and the West Cornwall Peninsula.*

- Detached bungalow
- Three bedrooms
- Off road parking
- Garage
- Gardens
- **NO ONWARD CHAIN**

### The Property

Accessed off a rural lane onto a tarmacadam driveway, the property comprises a detached bungalow under a pitched slate roof.

Entered via an entrance porch into an open plan hallway living room with an open fireplace, doors lead off to three bedrooms, a bathroom and kitchen with floor and wall mounted units. Integral door to a generous size garage with a metal up and over door, and courtesy pedestrian doors to the front and rear.

The property is served by electric heating and has the benefit of uPVC double glazing throughout.

Gardens lie to the front, side and rear, predominately laid to lawn with mature herbaceous borders.





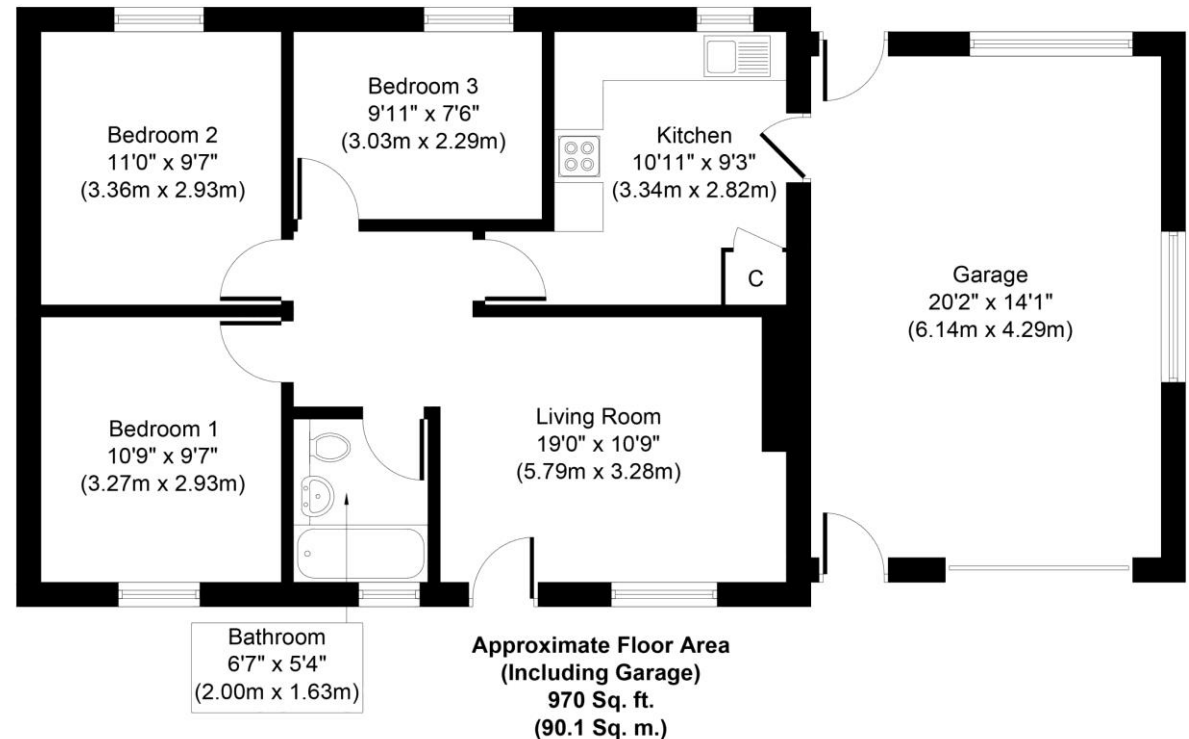


**EPC E Council Tax Band C**

**Services:** Mains electric, mains water, private drainage. 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.





## Location

Set in a convenient position, the property is accessed off a minor county lane. The nearby town of Hayle, 2.5 miles, provides a wide range of retail and professional services. The famed artist coastal resort of St Ives is 4 miles away, and the City of Truro is 24 miles away.

The north Cornish coastline, with the many sandy beaches, numerous coastal walks and the hills of West Penwith, all lie within easy reach, along with the A30 dual carriageway, which provides easy access west to Penzance and the West Penwith peninsula, and east to Camborne, Redruth and Truro.

## Viewing

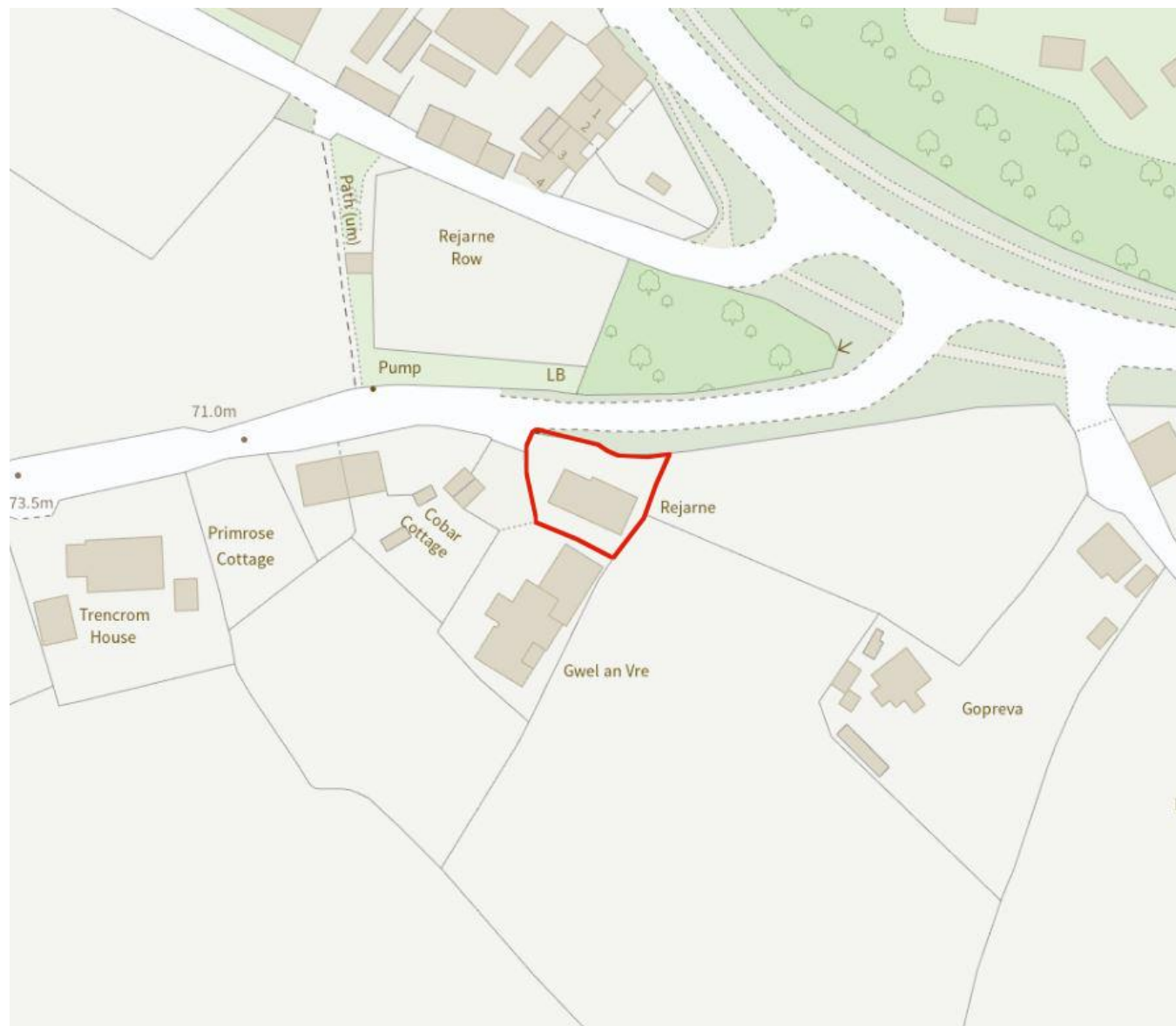
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

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

## Directions

From the A30 head towards Lelant and take the first left at the Tempest roundabout and follow the road for approximately 1 mile, taking the first left turn signposted Crippleasease and the property will be found on the left hand side.

**what3words**///vibrate.congested.otters



**Not to scale. For indicative purposes only.**

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**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)  
**[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)**

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