



Little Collorion



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Lelant Downs, Hayle, TR27 6NH

Hayle 3 Miles, Marazion 4 Miles, St.Ives 5 Miles

A superbly presented private and secluded property offering light and spacious accommodation with annexe potential and enjoying stunning mature gardens in a sought-after location.

- 5 Bedrooms
- Well Established Gardens Circa 0.5 Acres
- Countryside Views
- Private Location
- Garage
- Annexe Potential
- Parking
- Character Property
- Freehold
- Council Tax Band F

Guide Price £850,000

SITUATION

Little Collorian is perfectly positioned overlooking Tren crom Hill between the Penwith's north and south coast enjoying access to the popular seaside destination of St.Ives, Carbis Bay and Hayle to the north and Marazion, Perranuthnoe, and Praa Sands to the south.

To the north and surrounding St.Ives is an array of magnificent beaches, each with a character of their own. Porthmeor Beach with the world-famous Tate Gallery faces the Atlantic Ocean and is a favourite with surfers, whilst the beaches facing onto St Ives Bay are loved by families. The area also offers a wide range of leisure facilities including water sports and coastal walks whilst the challenging West Cornwall Golf Club overlooking the estuary is less than a mile away.

To the south is a wide arrange of towns and villages including the historic market town of Marazion, enjoying views of the Mounts Bay and the St.Michael's Mount, with Penzance offering many local amenities and the important main line to London.



THE PROPERTY

Believed to originally date back to the early 1700s Little Collorian offers a wealth of charm and character with spacious living accommodation boasting vaulted ceilings, exposed beams, and granite inglenook fireplace.

The accommodation in brief: Conservatory, dining room, kitchen, living room, WC, entrance hallway, utility room, family bathroom, 2 double bedrooms on the ground floor with two double en suite bedrooms, and a further double bedroom on the first floor.

OUTSIDE

Little Collorian enjoys stunning private gardens that have been meticulously cared for by the current vendors for decades. The grounds are separated into several areas of lawn, mixed with a mature orchard offering an array of fruit trees, a semi-wild meadow, and a true gardeners vegetable patch with a greenhouse and an additional private secluded courtyard to the rear.

The main garden offers access to the stream while the elevated rear garden has far-reaching countryside views and with no near neighbours giving the feel of the highly desired remote tranquil country cottage.

SERVICES

Mains electric.
Private Water (Spring)
Private Drainage (sewage treatment plant).
Oil fired Central Heating with additional wood burner.

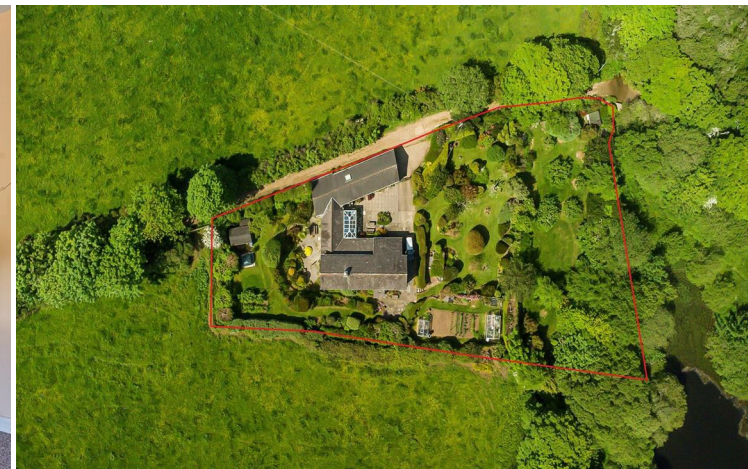
VIEWINGS

Strictly by prior appointment with the Truro Office on 01872 264488

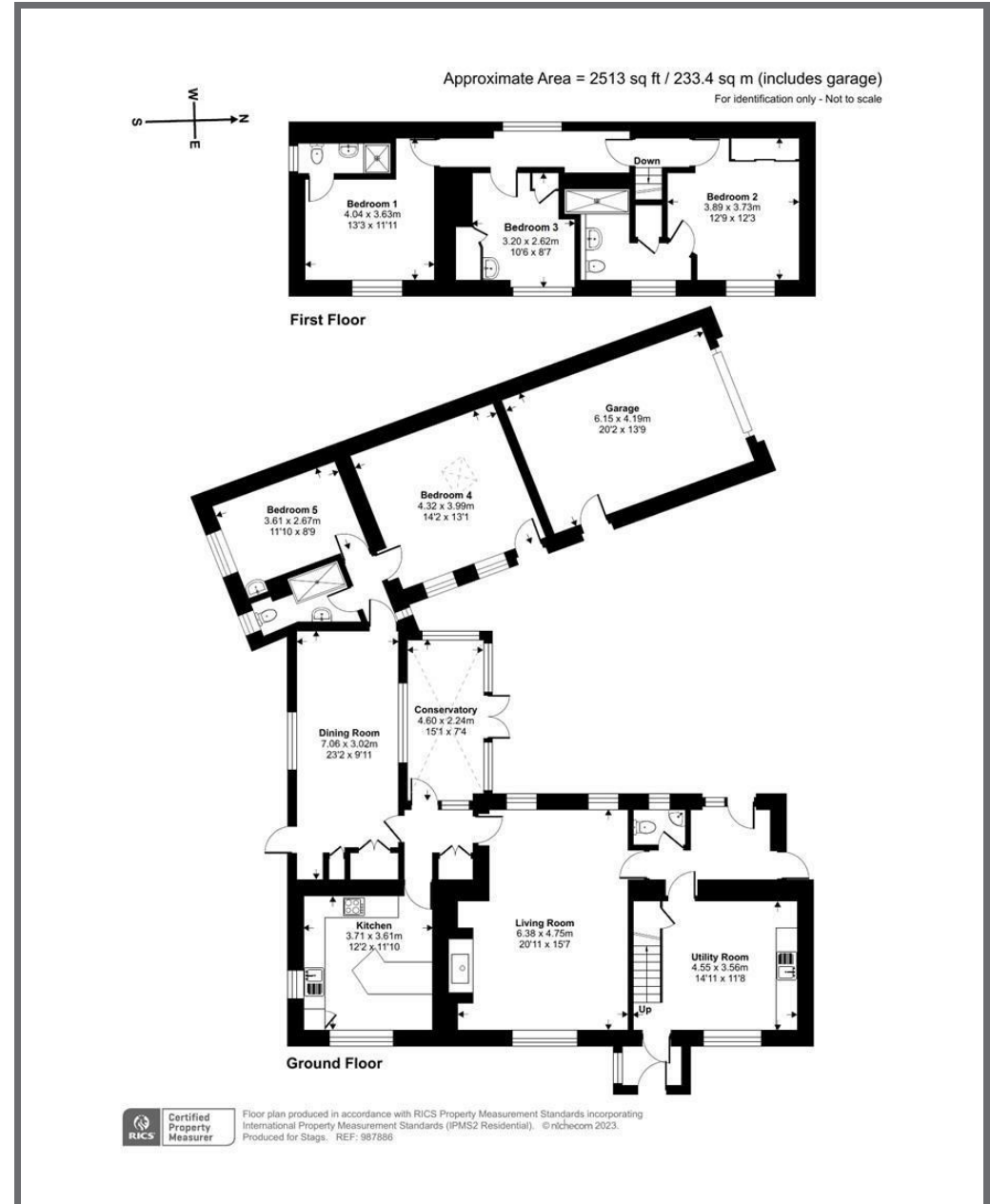
DIRECTIONS

It is suggested you do not follow Sat Nav for this property.

From the A30 at St Erth take the A3047 toward St.Ives along Nut Lane. At the small roundabout opposite H Tempest take the left toward Lelant Downs. Continue for around a mile and then take the lefthand side turn signed Crippleseat. After a short distance take the left signed Higher Gonew and continue along the unmade track, Little Collorian is the last house on the left just after you cross the ford.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		38	72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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