



Little Water,  
Townshend, Hayle

LODGE & THOMAS  
ESTABLISHED 1892

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**Little Water, Bosence Road,**  
Townshend, Hayle, Cornwall TR27 6AU

**Guide Price - £565,000    Freehold**

- Three bedroom house
- One bedroom annexe
- Various outbuildings
- Gardens and paddocks
- 2.58 acres in all

*A most versatile property lending itself to multi-generational living together with stables, outbuildings and gardens and grounds extending to over two and a half acres. Currently arranged as a three bedroom house and one bedroom annexe but with potential to amalgamate into one large, family home or to create a second two storey annexe if required (subject to consent).*

### **The Property**

Little Water offers a three bedroom house, one bedroom annexe and various outbuildings together with gardens of almost three quarters of an acre and two paddocks, one with stables. The whole site extends to a little over two and a half acres, or thereabouts.

Currently arranged as a three bedroom house attached to a one bedroom annexe, the accommodation is versatile and is equally suited to being amalgamated into one larger dwelling or to the house being split to provide a second two storey annexe if required (subject to consent). Previous interconnecting doors at both floor levels have only been plastered closed and would easily be reinstated. The main house is in need of a scheme of refurbishment and part of it warrants renovation and improvement but the existing annexe and part of the main house was rebuilt in 1998.





The accommodation in the main house comprises; entrance porch, kitchen/dining room with Rayburn (not operational), sitting room with large granite fireplace with woodburner inset and a beautiful arched stained glass window, rear lobby with shower and w.c. and snug to the ground floor with three double bedrooms and a large bathroom at first floor level. There are two staircases – one from the kitchen/dining room and one from the snug – the former giving access to two bedrooms and the bathroom with the latter giving access to a galleried double bedroom. There is a single storey lean-to former dairy attached to the house which could be incorporated into the accommodation (subject to planning consent). Heating is from an oil fired boiler and most windows are double glazed PVCu, some in sash-style.

The annexe comprises a kitchen/breakfast room, sitting room with woodburner and porch to the ground floor with a double bedroom and bathroom to the first floor. Heating is from an LPG boiler and most windows are double glazed PVCu, some in sash-style.

### Gardens and Grounds

A long driveway gives access from the road to two parking areas providing parking space for several vehicles, with ample space to create further parking and turning space if required. Within the gardens are a range of outbuildings including single storey stone barns (possibly with conversion potential, subject to planning), a workshop and log stores, and beyond the gardens are two paddocks. The paddocks are largely level and one of which has a stable block and also a large vegetable garden. One enclosure has gated access from the road and the other has gated access from the track (public bridleway) to the north-east, both paddocks have gates into the property's gardens.



**EPC** Main house - E, Annexe - E

**Council Tax Band** Main house - D, Annexe - A

### Services

Mains water and electricity. Oil fired central heating to the main house, LPG heating to the annexe. Private drainage (shared septic tank serving both properties). 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.

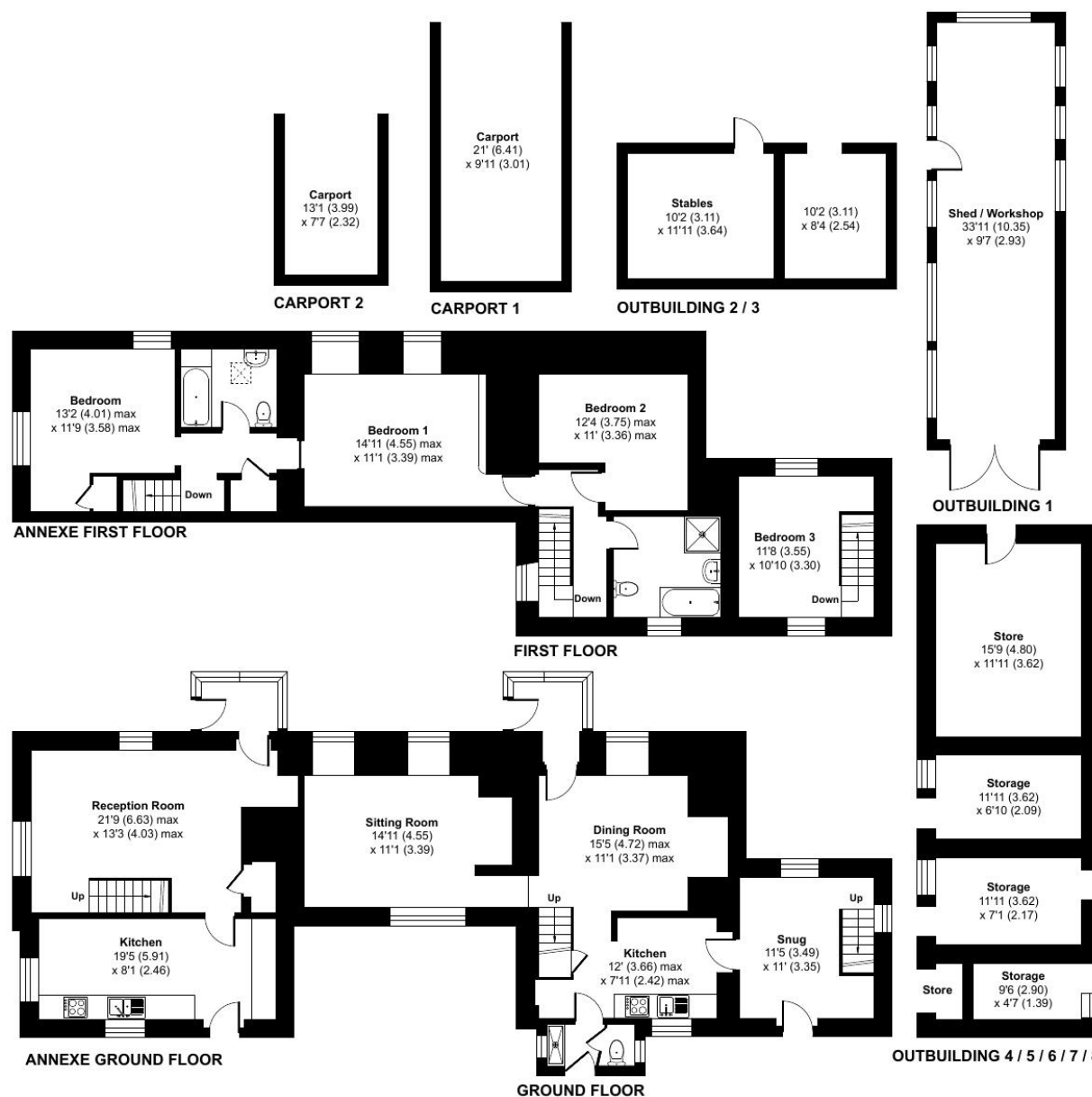
Approximate Area = 1443 sq ft / 134 sq m (excludes carport 1 / 2)

Annexe = 614 sq ft / 57 sq m

Outbuilding = 937 sq ft / 87 sq m

Total = 2994 sq ft / 278 sq m

For identification only - Not to scale



### Location

Townshend is a small village on the edge of Leedstown, a popular village set part way between the towns of Hayle and Helston. Townshend offers a village hall and a wonderful Farm Shop – selling everything from milk, breads and fresh vegetables to locally made produce – which is actually located immediately opposite the property. Wider ranges of every day amenities are available in Hayle and in Helston, which are approximately 4 and 6 miles distant respectively.

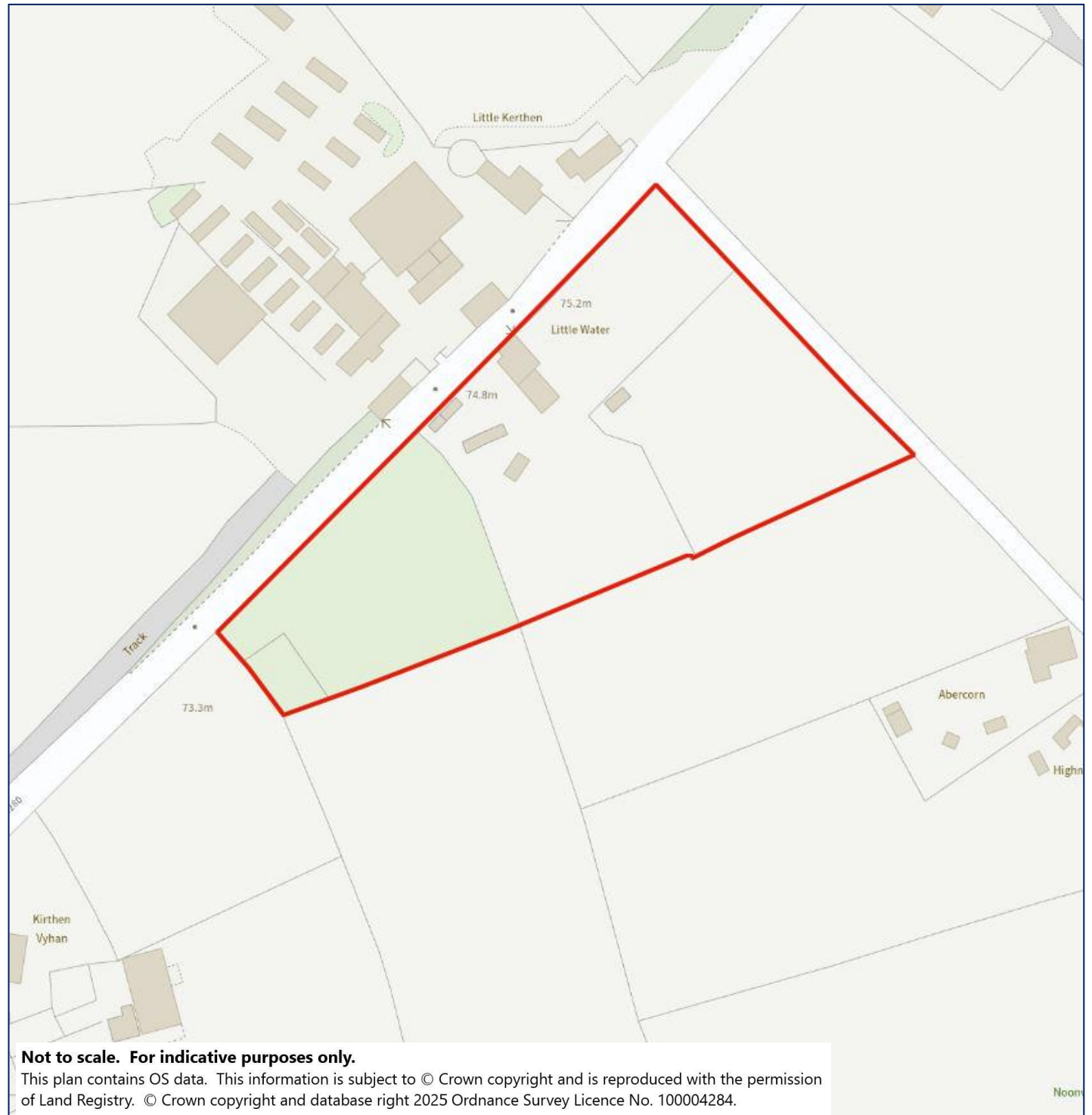
### Viewing

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 crossroads in Leedstown (next to the public house) proceed in a south-westerly direction along the B3280 towards Townshend and Goldsithney. Continue along this road for approximately one mile before the entrance to Little Water will be found on the left hand side immediately opposite the farm shop and identified by a Lodge & Thomas for sale board.

**What3words** ///daisy.rafters.treetop







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