

# Nansavellen Cottage with Land, Calloose Lane, Hayle, Cornwall TR27 5ET











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Nansavellan Cottage with Land is a unique lifestyle opportunity, with spacious and adaptable living accommodation, large gardens, stables and attached field. Located a short distance from Leedstown, it is perfectly positioned to access both the North and South Coast, while offering a wealth of countryside walks from the door. This property is a perfect blend of rustic charm and modern comfort, boasting spacious living accommodation, stables, a greenhouse, and a prime countryside location. The cottage features spacious living areas, including a cosy living room with a fireplace for those chilly evenings, a family room, and a fabulous kitchen/diner room, which opens onto a large decked area, perfect for entertaining and al fresco dining, with views of the stunning surroundings. The well appointed kitchen is fitted with modern appliances and provides plenty of storage. On the second floor there are four bedrooms, along with a family bathroom. The property includes well maintained stables with space for horses and equipment storage leading onto the field, which is ideal for equestrian enthusiasts. Enjoy easy access to riding trails in the nearby countryside. There is a spacious greenhouse on the property providing the opportunity for gardening enthusiasts to cultivate their favourite plants and vegetables year round. The property is located in a tranquil and private setting, yet conveniently located to nearby towns and amenities. This four bedroom cottage on extensive grounds of countryside paradise offers a unique opportunity to embrace a rural lifestyle while enjoying modern comforts. Whether you're a horse enthusiast, a gardener, or simply seeking a peaceful retreat, this property promises the perfect blend of space, comfort, and natural beauty. Don't miss the chance to make this cottage your new home!



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**GUIDE PRICE - £750,000**

**LOCATION**

Situated on the outskirts of the centrally located and convenient village of Leedstown. To the North can be accessed the A30 as well as the major towns of Camborne and Redruth, to the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

**ACCOMMODATION**

Living Room

Snug  
Home Office  
Kitchen/Diner  
Shower Room  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Family Bathroom

**GARDEN**

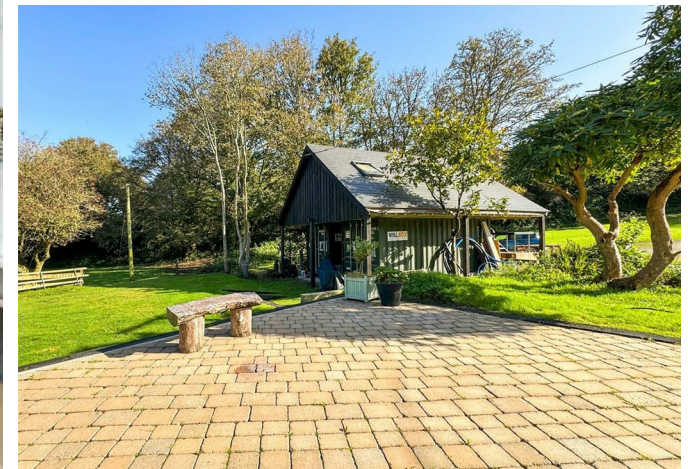
A formal lawned area with greenhouse and vegetable plot.

**GROUNDS**

The property has a stable block with an enclosed field.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**PARKING**

Parking area at the end of the driveway next to the house.

**SERVICES**

Mains water, electricity, private drainage, oil heating.

**COUNCIL TAX BAND - B****ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS**

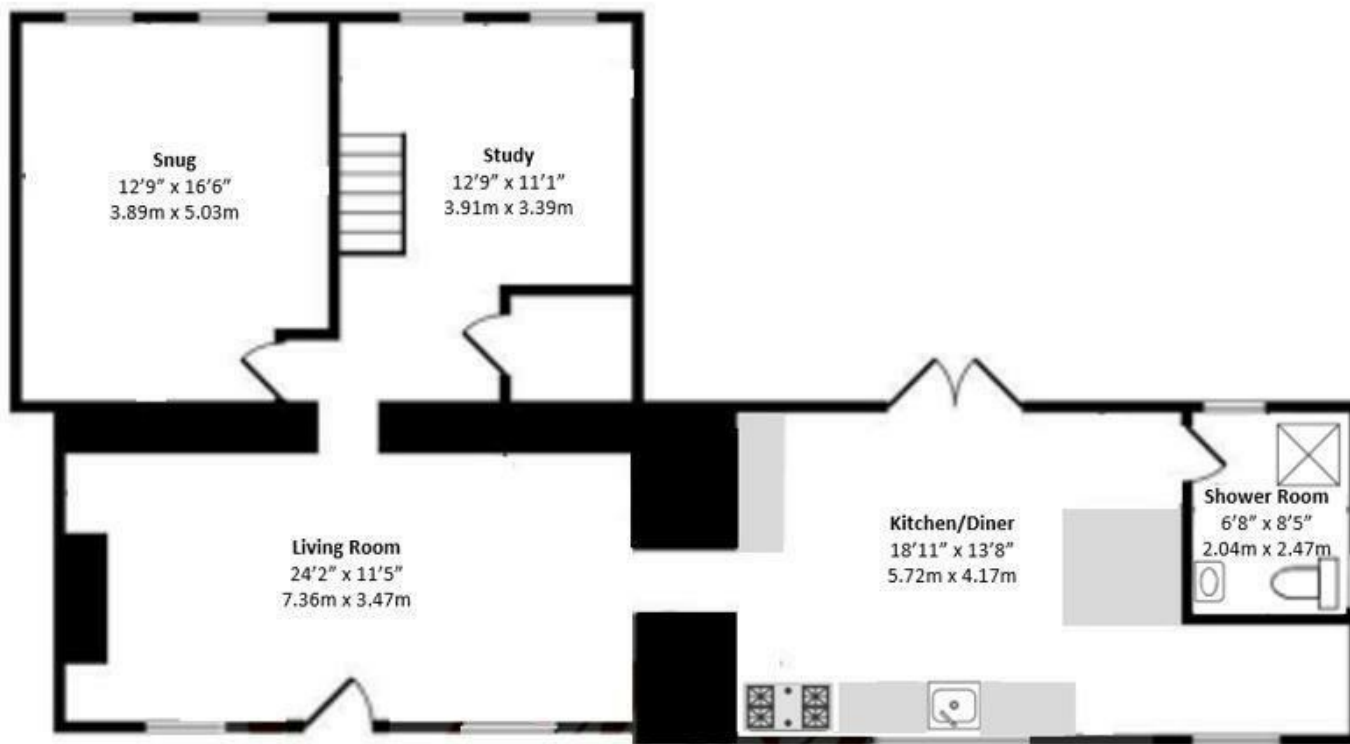
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE – PURCHASERS**

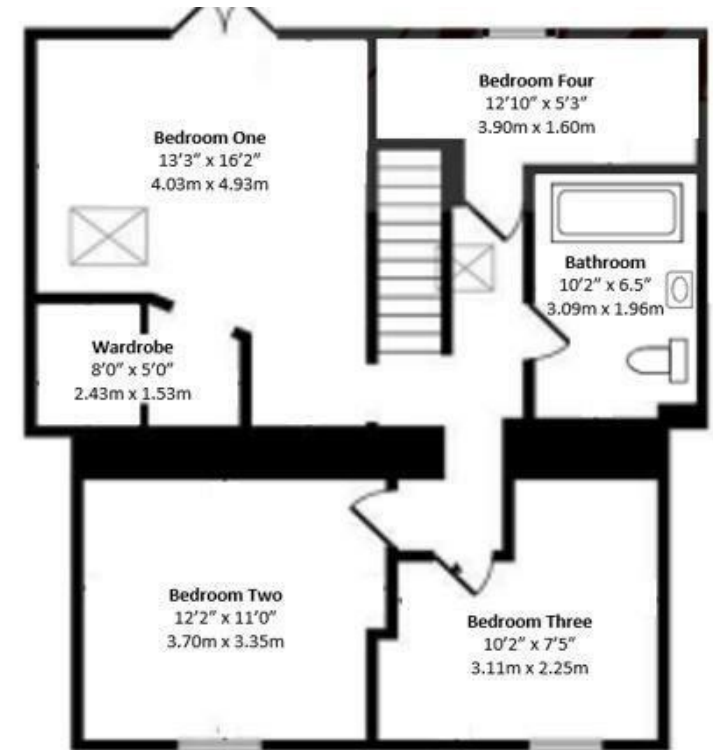
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.







Ground Floor



First Floor

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



