



Melrose House



Melrose House

Praze Road, Leedstown, Hayle, Cornwall, TR27
North Coast 5 Miles - South Coast 6 Miles

A handsome, substantial granite faced period home with established gardens and ancillary accommodation. Approaching 2,500 sq ft

- NO ONWARD CHAIN
- Flexible Accommodation
- Parking
- Detached Studio/Home Office
- Freehold
- Period Property
- Spacious Accommodation
- Gardens
- Ancillary Accommodation
- Council Tax Band E

Guide Price £595,000

SITUATION

Melrose House enjoys an enviable rural setting in a small and established cluster of properties surrounded by the rolling countryside of West Cornwall. The property is remarkably well placed for access to both the north and south coasts, each being approximately five miles away, providing an excellent balance between country living and coastal convenience. The coastline is readily accessible, with Praa Sands, Hayle and Perranuthnoe being a few of the closest sandy beaches, popular with families and watersports enthusiasts, while the north coast offers some of Cornwall's finest surfing beaches, with Gwithian and Godrevy particularly renowned for their excellent surf and expansive stretches of golden sand.

The nearby village of Leedstown provides a useful range of day-to-day amenities, including a junior school and public house, whilst the larger village of Praze-an-Beeble, approximately three miles away has a general store and post office. For a broader range of shopping, leisure and commercial amenities, the nearby towns of Camborne, Hayle and Helston are all within easy reach. Camborne provides a mainline railway station and a comprehensive range of shops and services. The cathedral city of Truro, approximately 22 miles away, provides an extensive range of shopping, cultural, educational and recreational facilities.

THE PROPERTY

An impressive Victorian detached house, displaying a wealth of period character and occupying an attractive position within its established gardens. Constructed with handsome granite elevations beneath a slate roof, the property is an excellent example of a traditional Cornish home, combining original architectural features with generous, light-filled accommodation.



The front door opens into a welcoming entrance hall, where the original mosaic-tiled floor immediately sets the tone for the character found throughout the house. The hallway provides access to the principal reception rooms and kitchen/dining room, together with the staircase rising to the upper floors. The kitchen/dining room is a superb feature of the house and has been thoughtfully opened up to create a spacious and sociable area, whilst taking full advantage of views across the front garden. The room retains a strong sense of character, with period detailing including an attractive ceiling rose, whilst the generous proportions allow for a large dining area and comfortable family use. To the rear of the kitchen is a useful utility area, benefiting from good natural light. This area gives access to the rear entrance and a separate shower room, making it particularly convenient for everyday family life and coming in from the garden.

The sitting room is an impressive reception space, and has been arranged to provide two distinct areas, creating excellent flexibility for both formal entertaining and more relaxed family living. A large bay window overlooks the front garden and provides an attractive outlook, whilst the room retains its period fireplace and other original features, adding considerable character and warmth.

The first floor is approached via a spacious and welcoming landing, which provides access to four well-proportioned bedrooms and the family bathroom. To the rear of the property are two generous double bedrooms, both enjoying pleasant views across the surrounding countryside. To the front are two further double bedrooms, each retaining a wealth of character and period detailing. The family bathroom is positioned to the rear of the property and is generously proportioned. The room is conveniently positioned for all four bedrooms and complements the spacious accommodation found throughout this floor.

OUTSIDE

The gardens are principally positioned to the front of the property and form a particularly attractive feature, being level, mature and thoughtfully established. Predominantly laid to lawn, they are bordered and interspersed with a wide variety of established shrubs, trees and planting, creating a pleasant and secluded setting with a good degree of privacy and shelter. A pair of attractive cast iron gates provides pedestrian access to the front garden. To the side of the property is a further area of garden with the additional accommodation, providing a degree of separation and privacy creating a useful private outdoor space. To the rear is a large gravelled area providing access to a number of useful outbuildings, including log stores and a garden shed.

A single-storey predominately granite outhouse provides useful ancillary space and is currently suited to use as a workshop, hobby room or additional storage.

ADDITIONAL ACCOMMODATION

Accessed independently from both the front and rear gardens, this well-proportioned space would lend itself equally well to guest accommodation, studio or dedicated home-working space, subject to any necessary consents. The accommodation has a well-appointed shower room to the rear, making it particularly practical for independent use. To the front, the accommodation opens directly onto a private courtyard garden.

THE STUDIO / OFFICE

Discreetly positioned within the gardens and tucked away from the main house, is a superb bespoke studio/office. The studio would also lend itself to a variety of alternative uses, including an artist's studio, workshop, hobby room or creative space, providing flexibility to suit individual requirements.

SERVICES

Mains water and electricity. Private drainage. Mobile - Broadband - Oil Fired Central Heating.

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

From the centre of Leedstown, proceed at the crossroads in the direction of Praze via the B3280. After a short distance, Melrose House will be found on the left-hand side. Continue a short distance beyond the property, where a turning on the left provides access to the parking area to the rear of Melrose House. Front Gate - What3words ///confined.houseboat.ambushes. Parking - What3words ///chatted.amused.deodorant



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.

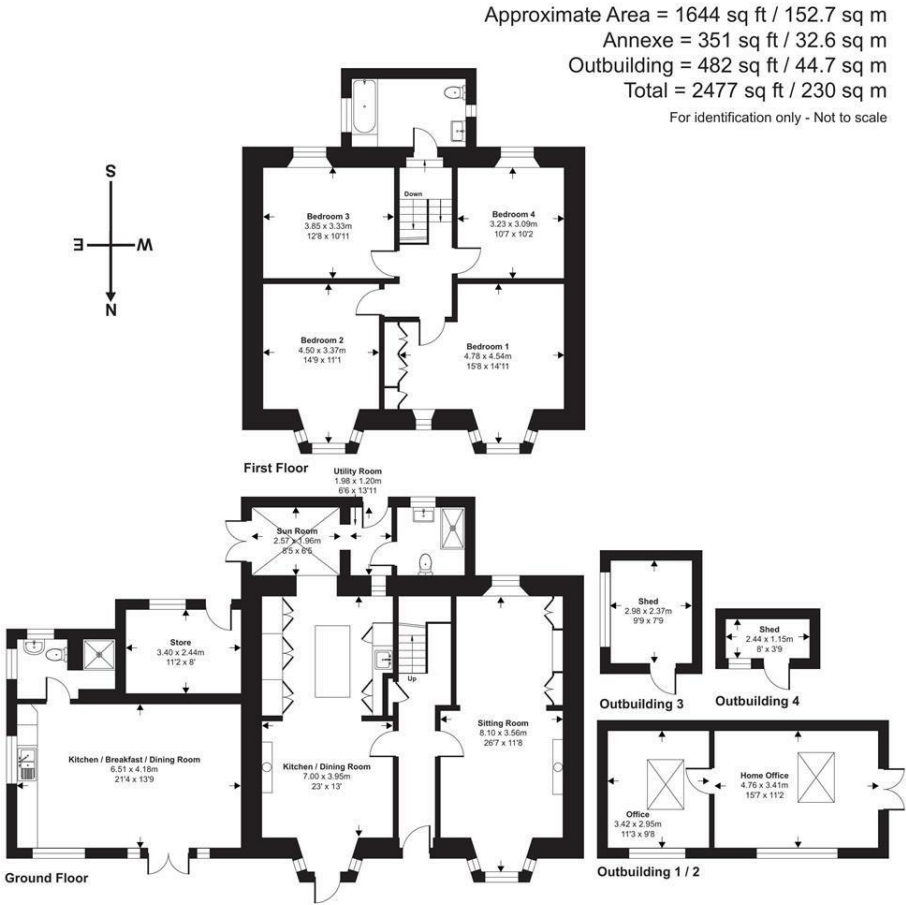


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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