

STAGS

Little Collorian

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Lelant Downs, Hayle, Cornwall, 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
- Countryside Views
- Garage
- Parking
- Freehold
- Well Established Gardens Circa 0.5 Acres
- Private Location
- Annexe Potential
- Character Property
- Council Tax Band F

Guide Price £650,000

SITUATION

Little Collorian enjoys a prime location with picturesque views of Trencrom Hill, perfectly positioned between the north and south coasts of Penwith. Its setting provides convenient access to some of Cornwall's most beloved coastal destinations—St. Ives, Carbis Bay, and Hayle to the north, and Marazion, Perranuthnoe, and Praa Sands to the south.

To the north, the area around St. Ives boasts a collection of beautiful beaches, each offering its own distinctive appeal. Porthmeor Beach, facing the Atlantic and home to the renowned Tate Gallery, is a haven for surfers, while the family-friendly beaches along St. Ives Bay cater to all ages. The region also offers a wealth of outdoor activities, from water sports and scenic coastal walks to a round at the West Cornwall Golf Club—an esteemed course overlooking the estuary, located less than a mile away.

Heading south, you'll discover a range of charming towns and villages. The historic market town of Marazion offers sweeping views across Mounts Bay to the iconic St. Michael's Mount, while nearby Penzance provides a full array of amenities and a direct rail link to London.







THE PROPERTY

Believed to originate from the early 18th century, Little Collorian is a home rich in character and charm. It offers generous living spaces that blend historic features with comfortable modern living, including vaulted ceilings, exposed beams, and a striking granite inglenook fireplace. The property spans two floors in the main house and is enhanced by a substantial single-storey extension, which offers excellent potential for use as an annexe—making the layout highly adaptable to a range of lifestyle needs.

Inside, the home includes a spacious conservatory that overlooks the gardens and frames scenic views of Trencrom Hill. The dining room opens onto a south-facing courtyard and terraced garden, ideal for outdoor entertaining. The well-equipped kitchen features a range of fitted base and wall units, complemented by elegant granite worktops.

The dual-aspect living room exudes warmth and character with its exposed beams and a statement fireplace housing a wood-burning stove. The ground floor also offers a convenient WC, a secondary entrance hallway, a generous utility room, and a family bathroom. Accommodation includes two double bedrooms on the ground floor, while the first floor hosts two en-suite double bedrooms and an additional double bedroom—providing ample space for family and guests alike.

OUTSIDE

Little Collorian is nestled within beautifully landscaped private gardens, lovingly nurtured by the current owners over many years. The grounds are thoughtfully arranged into distinct areas, including rolling lawns, a mature orchard brimming with a variety of fruit trees, a semi-wild meadow that encourages biodiversity, and a well-established vegetable garden complete with a greenhouse—ideal for green-fingered enthusiasts. A secluded rear courtyard adds to the sense of privacy and charm.

The main garden offers direct access to a peaceful stream, while the elevated rear garden provides sweeping views across the surrounding countryside. With no immediate neighbours, the property enjoys a rare sense of seclusion and serenity, offering the idyllic ambiance of a classic country retreat—perfect for those in search of peace and privacy.

SERVICES

Mains electric.
Private Water (Spring)
Private Drainage (sewage treatment plant).
Oil fired Central Heating with additional wood burner.
Broadband (Standard) available Ofcom
EE, Vodaphone signals Likely Ofcom

VIEWINGS

Strictly by prior appointment with Stags West Cornwall - 01736 223222

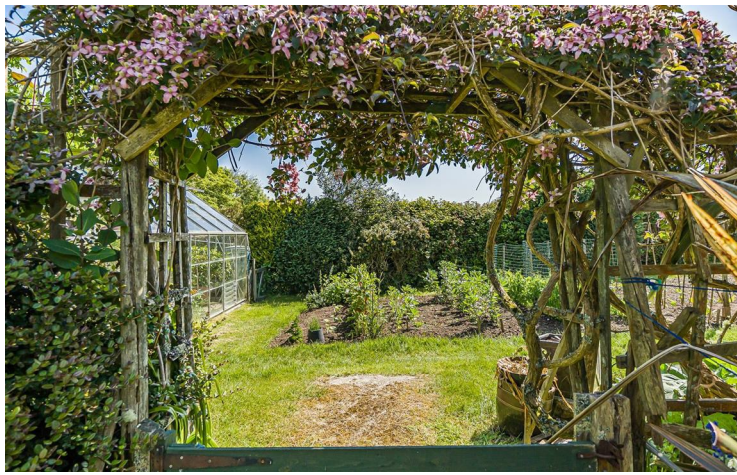
DIRECTIONS

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 Cripplesease. 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.

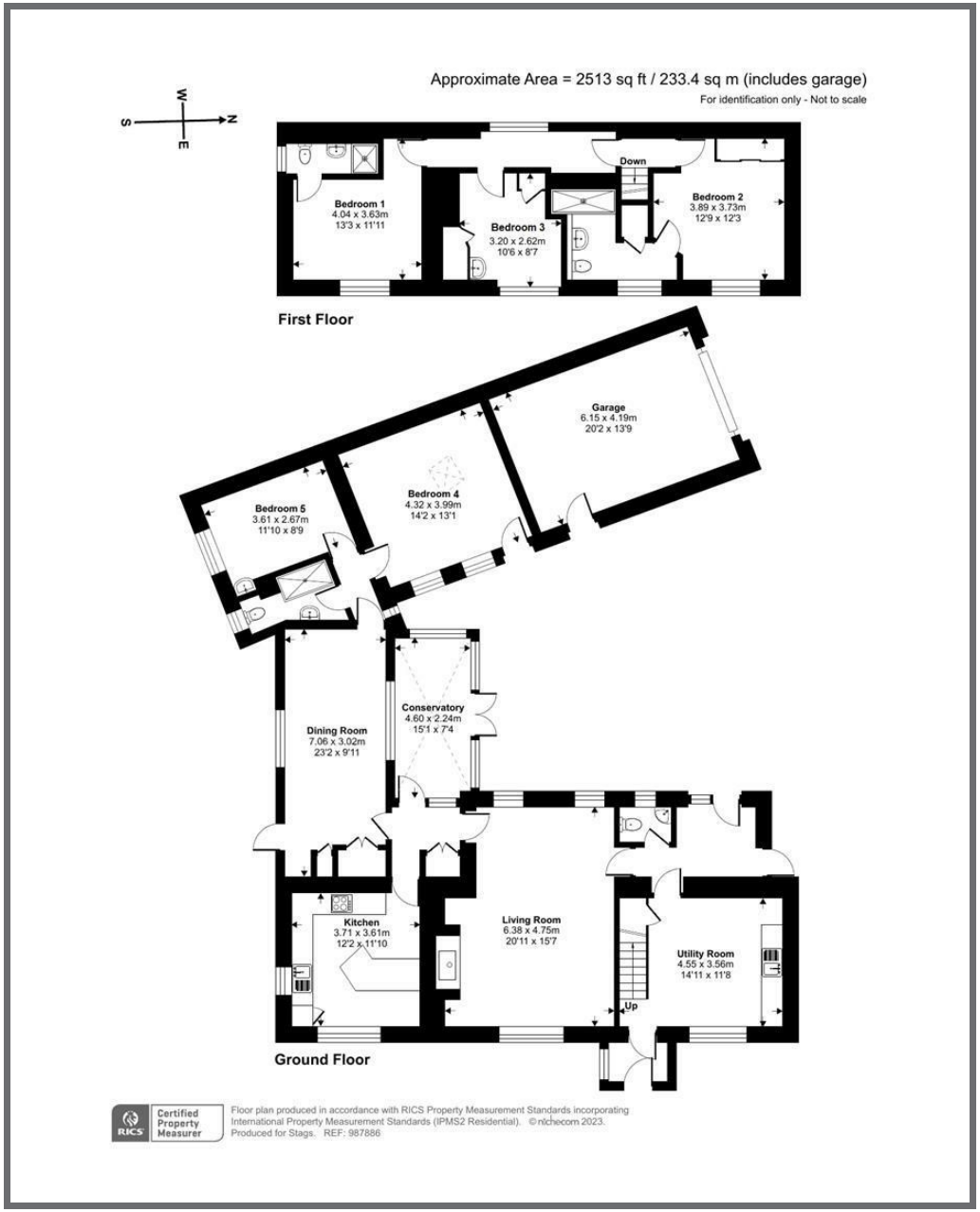




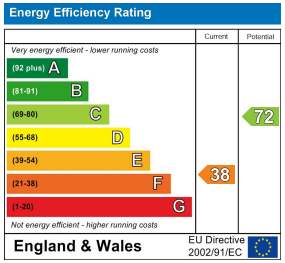


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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