



53, Heather Lane



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Canonstown, Hayle, Cornwall TR27 6NG

St Ives 4 Miles - Train Station 0.8Miles

Substantial detached property offering flexible accommodation arranged over three floors.

- Substantial Property
- Flexible Accomodation
- 4/5 Bedrooms
- Ample Parking
- Gardens
- Convenient Location
- Rural Setting
- Detached Property
- Freehold
- Council Tax Band F

Guide Price £660,000

SITUATION

Canonstown is a popular and well-established village, ideally situated for access to the A30 and the surrounding countryside. Approximately five miles north-east of Penzance, it enjoys a peaceful rural setting whilst remaining within easy reach of a wide range of amenities.

Penzance is a historic harbour town overlooking Mount's Bay and serves as the principal commercial centre for the Land's End peninsula, offering an excellent range of shops, supermarkets, schools and everyday facilities. Around two miles to the south is the historic town of Marazion, famed for the iconic St Michael's Mount, reached via its ancient tidal causeway. The Mount, still home to the St Aubyn family, is open to visitors to explore its historic house, gardens and grounds.

The surrounding countryside is ideal for walking and outdoor pursuits, with numerous scenic routes and access to sections of the South West Coast Path. Approximately six miles to the north is the picturesque harbour town of St Ives, internationally celebrated for its thriving artistic heritage, renowned galleries, beautiful sandy beaches and spectacular coastal scenery.

THE PROPERTY

A substantial and versatile five-bedroom detached house, arranged over three floors and occupying an attractive and established residential position. Offering spacious and adaptable accommodation, the property is ideally suited to modern family living, with the flexibility to accommodate multigenerational requirements, home working or those simply seeking generous additional space.



The property is approached via an entrance porch, opening into a reception hall with useful understairs storage. The ground floor provides a particularly flexible arrangement, with two bedrooms, one of which could equally be utilised as a snug, study or additional reception room. A shower room serves this level, whilst the well-proportioned dining room with bay windows provides an excellent space for both everyday family life and entertaining.

The dining room leads through to the fitted kitchen, which is comprehensively appointed with a range of contemporary high-gloss wall and base units, complemented by Corian work surfaces and a selection of integrated appliances. A rear door provides convenient access to the garden, making this a practical and sociable part of the house.

The first floor is centred around a particularly generous sitting room, with a bay window to the front and attractive far-reaching views across the surrounding countryside towards Carn Brea. The principal bedroom is also located on this floor and benefits from fitted wardrobes, an en-suite shower room and French doors opening directly onto the rear terrace, creating a pleasant connection between the bedroom and outside space. A further bedroom, currently arranged as a home office, offers considerable flexibility and could readily be used as a fourth bedroom. The family bathroom completes the accommodation on this floor.

A staircase continues to the second floor, where a spacious fifth bedroom provides a valuable additional area of accommodation. With attractive sloping ceilings, Velux roof lights and useful eaves storage, this versatile room would make an excellent guest bedroom, teenager's retreat, hobby room or home-working space.

OUTSIDE

The property occupies a generous plot with well-maintained gardens to both the front and rear. The front features a brick-paved driveway with parking for several vehicles, leading to a substantial garage/workshop with electric roller door, power, lighting, laundry connections, loft storage and workbench.

The rear garden enjoys a sunny, private aspect and features a large decked terrace accessed from the first-floor landing and principal bedroom. Steps lead to a further seating area, lawned garden and established borders, with a useful summerhouse and decked area providing an ideal home office, hobby space or garden retreat.

SERVICES

Mains Water, Electricity Gas, and Drainage
Solar Panels - 4kw non-standalone panels. Feed-in Tariff: generation 76.90p./kh and export 525p/kw
Gas fired Central Heating

VIEWINGS

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

DIRECTIONS

From the A30 at St Erth, continue west towards Penzance. After approximately one mile, take the turning on the right onto Heather Lane, just before climbing the hill into Cannownstown. Continue along Heather Lane for approximately half a mile, where No. 53 will be found on the left-hand side.

WHat3words ///germinate.baroness.offerings



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.



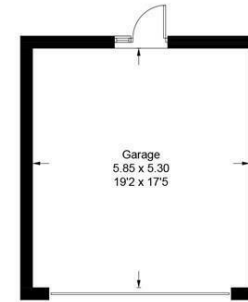
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	78	81
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro,
Cornwall, TR1 2PE

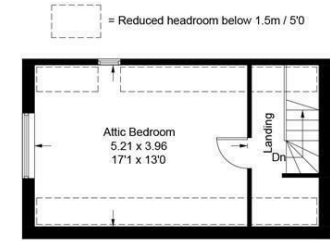
westcornwall@stags.co.uk

01736 223222

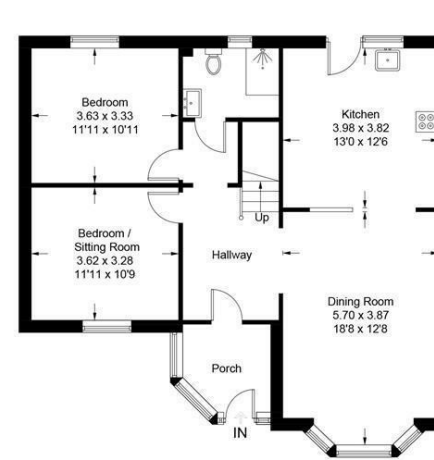
Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326831)



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