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**Upton Towans,  
Hayle**

**Offers in Excess of £500,000  
Freehold**







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**Property Introduction**

Imagine leaving your front door and within a few minutes walk enjoying three miles of golden sandy beach! Well, this is what this fabulous home offers you.

This two bedroom detached bungalow sits towards the front of a most generous plot, offering potential for further development subject to the necessary planning permissions being obtained. The internal accommodation boasts a fantastic open plan living, kitchen and dining space with large sliding doors giving access to the garden. Further to this there are two double bedrooms (principal with en-suite), a utility room and shower room.

To the front of the property there is a gravelled parking area providing off road parking for two cars. To the rear the gardens is enclosed by panelled fencing with a patio and there is a garden cabin with French doors and vaulted ceiling.

Completed in 2020, The Dunes is a small, luxury Eco home development positioned within walking distance to the sea through the rolling dunes to the vast expanse of golden sand of Hayle Towans Beach with its fabulous coastal views and Atlantic waters. Offered for sale in immaculate decorative order, we strongly recommend viewing at the earliest opportunity.

**Location**

The property is located at Upton Towans which is just a short stroll to Hayle Towans Beach - the beginning of Hayle's 'Three Mile Beach' within St Ives Bay joining with neighbouring bays, Gwithian and Godrevy at low tide. The Towans are owned by Cornwall Wildlife Trust. It is a habitat of sand dunes and grass land and is suited to a variety of wildlife and plants. Upton Towns is approximately half a mile away from Hayle which offers a wide range of retail outlets, including two supermarkets.

Being positioned by the sea with its three miles of golden sandy beaches has allowed Hayle to develop as a holiday destination and it is a popular area for water sports.

**ACCOMMODATION COMPRISES**

Composite door to:-

**ENTRANCE HALL**

A spacious area with doors to:-

**OPEN PLAN LIVING SPACE 18' 6" x 18' 0" (5.63m x 5.48m)**

This fantastic light and airy room has large sliding doors to the rear giving access to the garden. The kitchen area is fitted with a sleek range of white base and wall cupboards with worksurfaces over. Stainless steel single drainer sink unit with mixer tap over,

Integrated dishwasher. Integrated freezer. Built in stainless steel oven with hob inset to worksurface and extractor over. Space for fridge/freezer. Wood effect flooring with underfloor heating.

### **UTILITY ROOM 7' 2" x 6' 4" (2.18m x 1.93m)**

Wall mounted consumer unit. Space and plumbing for washing machine. Space for tumble drier. Window to side.

### **BEDROOM ONE 13' 3" x 10' 0" (4.04m x 3.05m)**

Window to front. Door to:-

### **EN-SUITE SHOWER ROOM**

Independent shower cubicle with glazed screen. Wash hand basin inset to vanity unit and close coupled WC. Window to front.

### **BEDROOM TWO 13' 3" x 9' 5" (4.04m x 2.87m)**

Windows to front and rear and high level window to side.

### **SHOWER ROOM**

Glazed screen shower enclosure housing mains fed shower unit. Wash hand basin inset to vanity unit and close coupled WC Heated towel rail.

### **OUTSIDE**

To the front of the property there is an off-road parking area for two cars. To the side there is a gated access to the garden which is enclosed by panelled fencing and incorporates a generous patio. This garden in turn steps down to a further large sloped garden where one will find the:-

### **GARDEN CABIN 18' 6" x 8' 10" (5.63m x 2.69m)**

French doors lead to a most useful space with a vaulted ceiling and two windows to the front. Laminate flooring.

### **SERVICES**

Mains water, electricity and drainage.

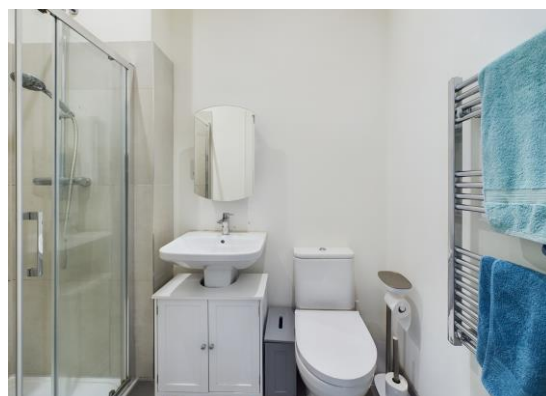
### **AGENT'S NOTES**

The Council Tax band for the property is band 'D'.

There is an annual estate charge of £425.00 which covers public liability insurance, six monthly servicing for the barrier, managing the accounts for the management company including submitted the annual return, management fees, some landscape maintenance and sinking fund for future maintenance.

### **DIRECTIONS**

Proceeding in a westerly direction, at 'Lidl's' roundabout take the third exit on to Loggans Road. Continue along Loggans Road past St. Ives Bay holiday park and then turn left at the pillar box towards the Towans parking area. Follow the road around to the right where The Dunes gated access will be seen on the right hand side. If using What3words:- tubes.conquests.crackles

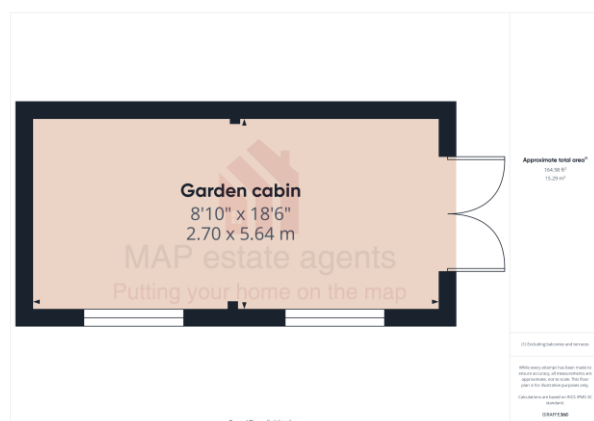






## MAP's top reasons to view this home

- Luxury Eco home
- Large plot
- Secure gated community
- Two double bedrooms
- Principal bedroom en-suite
- Underfloor heating
- Off-road parking for two cars
- Open plan kitchen/living/dining space
- Utility room
- Double glazed



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