



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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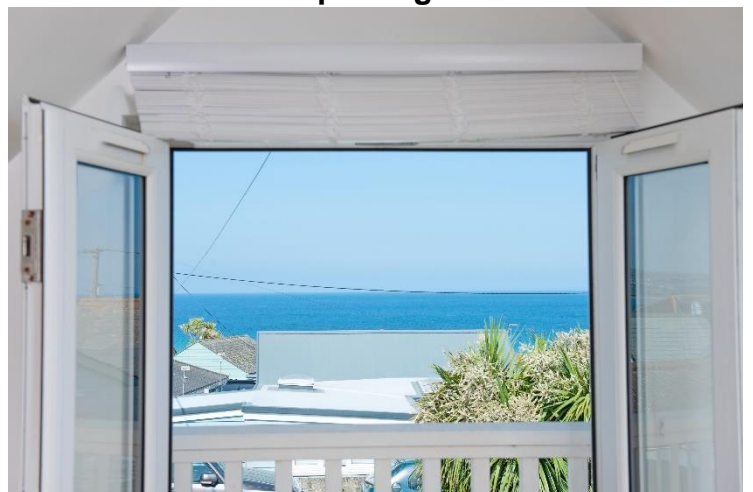
£649,950

**51 Gwithian Towans,
Gwithian, Hayle, Cornwall, TR27 5BT**

FREEHOLD



A fantastic, unique, beachside holiday home nestled in Gwithian Towans, perched above 3 miles of golden sand wrapping around St Ives Bay – with views over rooftops across the open ocean, north Cornish coast and towards St Ives harbour. A striking, 2013 built reverse level 2 bedroomed detached house with allocated parking.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, understairs store cupboard, 2 bedrooms – 1 with en-suite shower room, family bathroom.

First Floor Open-plan living/dining/kitchen with Juliet balcony looking out to sea.

Outside Low maintenance garden area. Allocated parking for 1 vehicle.

DESCRIPTION

51 Gwithian Towans, as its name would suggest, is all about its location! Positioned in a fantastic, quiet spot within the towans with little passing vehicular traffic and enjoying a vista across rooftops to many miles of open ocean, along the north Cornish coast and to St Ives harbour. A very short walk from the front door leads to a beautiful, protected nature reserve and onto three miles of unspoilt golden sandy beach with the wild Atlantic Ocean beyond, with fantastic surfing conditions, wind surfing, etc.

Comprising two very large double bedrooms on the ground floor, with the principal bedroom boasting a beautifully appointed en-suite shower room and adjacent to that, off the initial entrance hall, a large and beautifully appointed family bathroom. The initial entrance hall, with its engineered oak flooring, a large understairs storage cupboard, has an oak turning staircase up to the first floor, which is arranged as one open-plan living/dining/kitchen, with a beautifully appointed kitchen to the rear, dining area in the centre and cosy, but very light,

living area to one end with double doors opening to a Juliet balcony with the vista across the rooftops in front and out to sea.



Outside, No. 51 has a small low maintenance garden area, with a covered decked walkway leading to the front door itself. Beyond the gate and picket fencing to the front, there is allocated parking for one vehicle, with the true outside space being only a few hundred metres away on Gwithian beach, one of Cornwall's most iconic and offering three miles of immaculate golden sand wrapping around St Ives Bay.

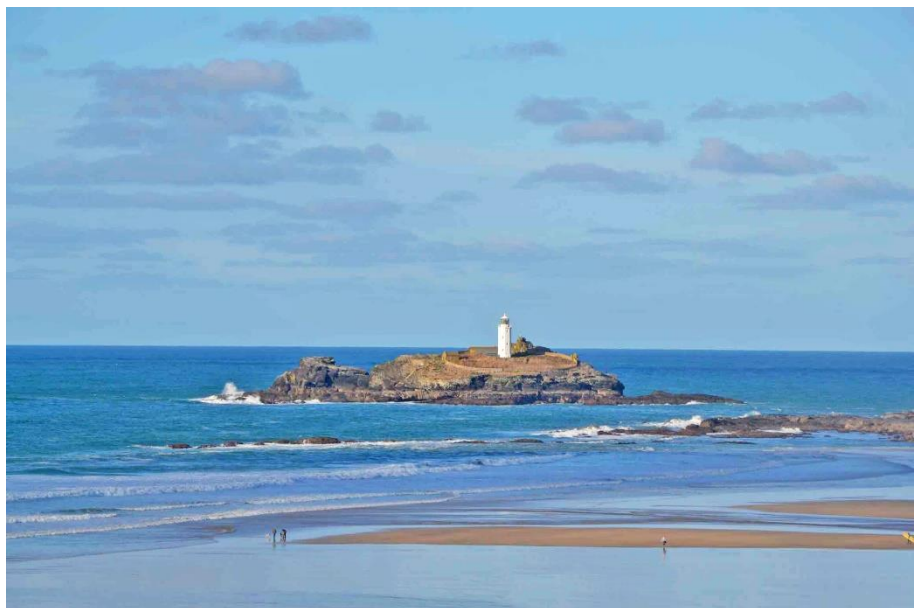


Number 51, like most of the properties within Gwithian Towans is designated as a holiday home and cannot be occupied as a person's sole or main place of residence, however it may be possible to alter this, subject to necessary consents being obtained.



LOCATION

Gwithian is a delightful coastal village with its pretty church and pub at its heart, surrounding sand dunes and Cornwall's longest beach on its doorstep. The lifeguard manned arcing sandy coastline of St Ives Bay is the longest uninterrupted stretch of beach in Cornwall and offers countless surfing breaks which between them work in many swell directions. The area is also known nationally as



a kite surfing and windsurfing hotspot with many world class talents hailing from the area – including a kitesurfing freestyle multiple world champion. The beach and surrounding area is also perfect for more sedate activities with the South West Coast Path leading from the

sand dunes, up past Godrevy Lighthouse and over the cliffs, whilst birdwatchers will enjoy the Hayle Estuary and the Lelant Saltings.

There are several excellent golf courses nearby with Tehidy being nestled in beautiful woodland and Lelant being one of only two Links courses in Cornwall. Around 20 minutes' drive away to the south are Marazion and Penzance which between them offer dinghy racing and yacht sailing in the shadow of the National Trust owned St Michael's Mount. It is a convenient and accessible location with quick access to the A30 expressway which runs throughout Cornwall and links it to the motorway network at Exeter. There are mainline railway stations at both Hayle and Camborne, again providing access throughout the county, as well as to London Paddington, which is around 5 hours away.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Part-glazed front door leads to the:-

ENTRANCE HALL With its engineered oak flooring which serves both bedrooms, the family bathroom plus a useful large understairs storage cupboard, with the oak staircase rising to the first floor.

BEDROOM 1 – 11'10" x 10'5" A fantastic dual aspect double bedroom, positioned to the front of the house, with a broad array of double glazed windows on the side elevation and a further double glazed window to the front. Warmed by a central heating radiator, this room also houses the wall mounted combination gas boiler. Range of inset LED downlighters. Door to:-

EN-SUITE SHOWER ROOM Beautifully appointed and comprising a low concealed flush wc, vanity unit mounted wash hand basin, an oversized walk-in shower enclosure with fixed glazed screen with a rainfall mixer shower and separate handheld attachment. Lit by an obscured double glazed window to the front elevation and range of inset LED downlighters. Warmed by a wall mounted ladder style heated towel rail. Extractor fan.

BEDROOM 2 – 17'5" x 8'4" A particularly spacious, dual aspect bedroom with double glazed windows on both the side and rear elevations, and subject to necessary consents, could potentially be divided into two separate rooms. Inset LED downlighters. Radiator.

FAMILY BATHROOM

Luxuriously appointed, in keeping with the en-suite shower room, comprising a panelled bath with shower head over, concealed low level flush wc and vanity unit mounted wash hand basin, with an obscured double glazed window to the side elevation. Lit further by a range of inset LED downlighters and warmed by a ladder style wall mounted heated towel rail.



From the entrance hall itself, with its large understairs storage cupboard, an oak turning staircase ascends to:-

FIRST FLOOR

OPEN-PLAN LIVING / DINING / KITCHEN – 29'1" x 11'9" Arranged as one open-plan, naturally light, triple aspect space, with the dining and living area to the front of the property, with Velux windows and full height double glazed doors opening to a Juliet balcony overlooking the rooftops of Gwithian Towans and out to sea, with many miles of open Atlantic Ocean and a vista down into St Ives harbour itself. Lit by a range of inset spotlights, warmed by a central heating radiator and a feature long burning stove, with a continuation of the low maintenance engineered oak flooring.

The kitchen has been beautifully appointed and is lit by a double glazed window to the rear and Velux windows, attractively fitted with a Shaker style with wood effect worksurfaces, a four ring electric hob with electric oven below and a contemporary extractor fan. 1½ bowl sink and drainer with a small breakfast bar separating the kitchen from the dining area. There is a small undercounter fridge with freezer box, integrated dishwasher, integrated wine cooler, further range of inset lights.

OUTSIDE

Approached via a gravelled enclave which serves a few further properties, an allocated parking space for one car. From here gated access to a decked pathway which leads to the front door, passing a small area where there is enough space for a table and chairs. Outside shower.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR27 5BT.

SERVICES Mains water and electricity. LPG gas, shared private drainage.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

DIRECTIONS Proceed from the coast road, down towards Gwithian Beach car park, passing through the towans and upon reaching the car park on your left hand side, please continue straight ahead. Take the second right hand turning and proceed gently uphill between two chalets and then thereafter follow the fork to the left and take the first right hand turning thereafter. After a short distance, on the left hand side the parking space for No. 51 will be found.

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

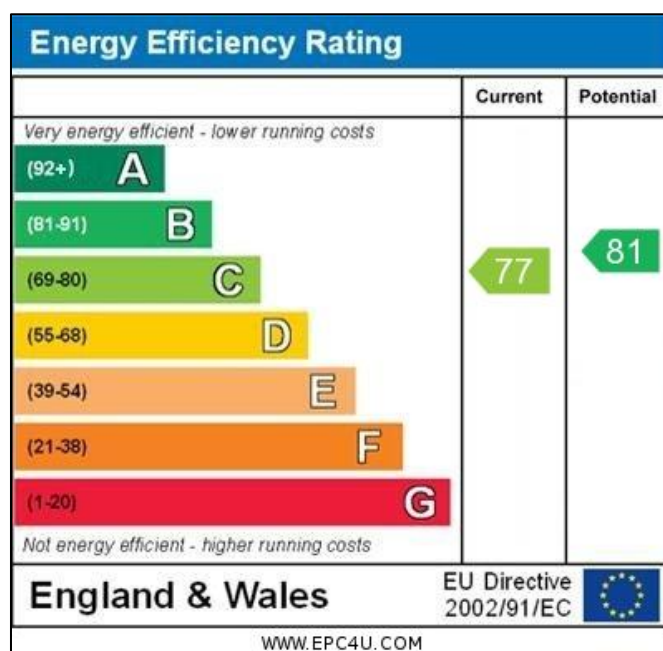
description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Images courtesy of Luxury Coastal.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

