



**14 Rew An Borthva, Hayle, Cornwall TR27 4FU**  
**Guide price £815,000**



# 14 Rew An Borthva, Hayle, Cornwall TR27 4FU

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Experience waterfront luxury in this exquisite modern townhouse, a true gem nestled right on the quay with mesmerizing waterside frontage. A marvel of modern design and elegance, this three-bedroom, three-bathroom residence combines contemporary sophistication with a high quality build. Parking is a breeze with off-road availability for a generously sized vehicle, allowing you to come and go effortlessly. Situated in the picturesque town of Hayle, you'll be treated to a charming blend of miles of golden sands and a vibrant assortment of independent eateries and shops. Revel in the seaside lifestyle, where every day offers an opportunity to unwind, explore, and indulge. In this splendid modern townhouse, the marriage of contemporary design, waterfront allure, and an idyllic location creates an unrivalled living experience that truly captures the essence of luxurious coastal living.



**GUIDE PRICE - £815,000**

### **Location**

Hayle is a port town in west Cornwall, just over 5 miles from St Ives. It is situated at the mouth of the Hayle River, and boasts a 3 mile stretch of golden sand at the glorious Hayle Beach. This beautiful beach spans from the Hayle Estuary to Gwithian Towans and Godrevy Point, which is famous for its lighthouse. It's a haven for wildlife lovers, the Hayley Estuary is managed by the RSPB and regular visitors include curlews, little egrets, oystercatchers, teals and wigeons.

Hayle is growing in popularity and with good reason. There is a sandy beach on the doorstep and lots of beach cafes and bars along the coast. It is an amazing location for those who enjoy cycling, walking, surfing, fishing and kayaking.

### **Accommodation**

Entrance hall  
Bedroom  
En suite  
Bedroom  
Terrace  
Bathroom  
Lounge kitchen dining room  
Balcony  
Bedroom  
En Suite

### **Dimensions**

Kitchen/ Living room - 31' 10" x 16' 5" (9.70m x 5.0m)  
Bedroom One - 17' 1" x 10' 2" (5.2m x 3.1m) MAX  
Bedroom Two - 10' 6" x 9' 2" (3.2m x 2.79m)  
Bedroom Three - 17' 5" x 13' 9" (5.31m x 4.19m)

### **Outside**

To the front of the property there is a driveway providing off road parking and side storage area with sliding doors. A real highlight of the property are the two balconies accessed from the living space and the master bedroom both commanding fabulous views.

### **Agents note**

Please be aware there is a harbour levy fee currently set at £175.00 per annum and a development maintenance charge of £1292 per annum

### **Services**

Mains water and drainage, three phase electric supply, Fiber FTP.

### **Council Tax Band C**

### **Anti-Money Laundering Regulations**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### **Proof of finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### **Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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GROUND



FIRST



**3 BEDROOM TOWNHOUSES**  
AREA\* 120<sup>SQ.M</sup> 1292<sup>SQ.FT</sup>

SECOND



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	