

# 89 Gwithian Towans

## Hayle, TR27 5BU











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Nestled in the picturesque Gwithian Towans, this charming property offers a unique opportunity to embrace coastal living at its finest. With two/three bedrooms, this beachfront chalet is perfect for those seeking a serene retreat by the sea. The property boasts stunning sea and coastal views, allowing you to enjoy the beauty of the ocean from the comfort of your own home. Just a short stroll away, the beach at Gwithian invites you to indulge in sun-soaked days on the beach, making it an ideal location for families, couples, or anyone who appreciates the great outdoors. In addition to its prime location, the property comes with an off road parking space, ensuring convenience for you and your guests. The house also presents wonderful amounts of potential, offering the opportunity to personalise and enhance the space to suit your lifestyle. Whether you are looking for a holiday home, a permanent residence, or an investment opportunity, this delightful property in Gwithian is sure to capture your heart. Embrace the coastal lifestyle and make this charming chalet your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Guide price - £495,000**

**Location**

Gwithian is a coastal village and former civil parish, now in the parish of Gwinear-Gwithian, in the Cornwall district, in west Cornwall, England. It is three miles north-east of Hayle and four miles east of St Ives, Cornwall across St Ives Bay. Gwithian Towans is a vast and beautiful sandy beach that forms part of Three Mile Beach within St Ives Bay. Towans is the Cornish word for 'sand dunes,' and these golden hills tufted with wild grass, alongside dramatic cliffs are the backdrop to a shore shaped by the Atlantic swell and often swept by a strong sea breeze making it a favourite for surfers and kite surfers for the consistent year-round swell. At low tide the large areas of rock pools are uncovered around Strap Rocks, just waiting to be explored and keen eyes should look out for resident grey seals often spotted off the coastline.

**Accommodation**

Entrance hall/conservatory

Living room

Kitchen

Bedroom

Bedroom

Bathroom

Bedroom/reception

**Parking**

The property benefits from one allocated parking space to the front elevation.

**Outside**

The chalet affords low maintenance gardens with areas laid to lawn, patio and timber decking. From the front garden there are wonderful views to the beach and Godrevy lighthouse.

**Services**

Mains water and electricity. Septic tank drainage.

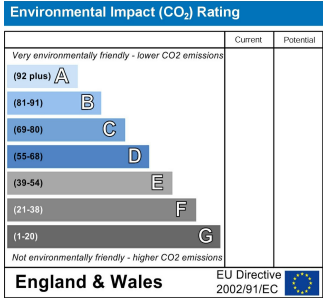
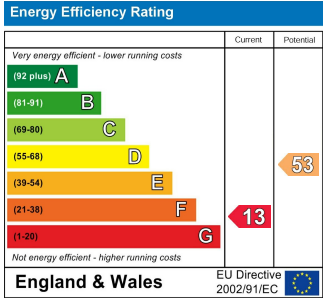
Freehold tenure.

**Agents Note**

Our clients have informed us that the access road is a private road, and each of the owners have a legal right of way to access their property.









### Agents Note Two

Due to the construction of the chalet being timber frame, it is unsuitable for mortgage purchasers.

### Council Tax Band A

### Anti Money Laundering Regulations – Purchasers

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

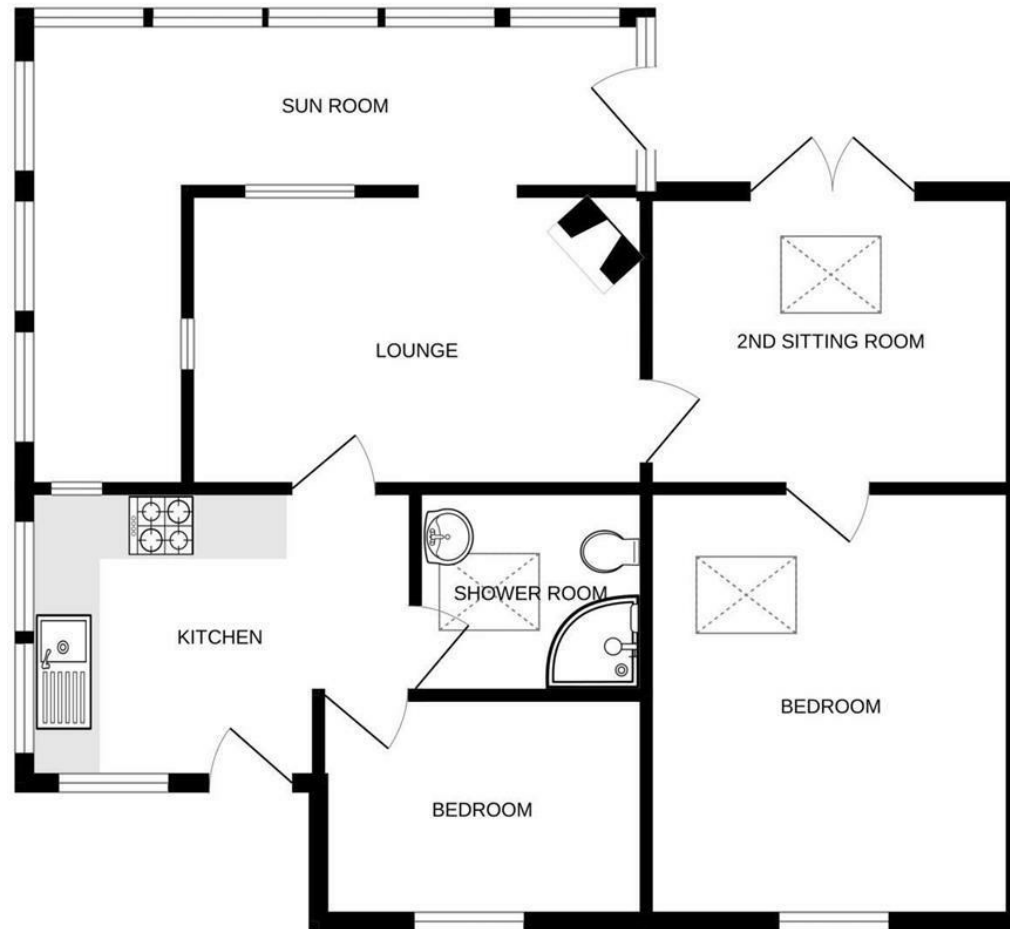
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

### What3Words

///surround.radiates.gazes







The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



