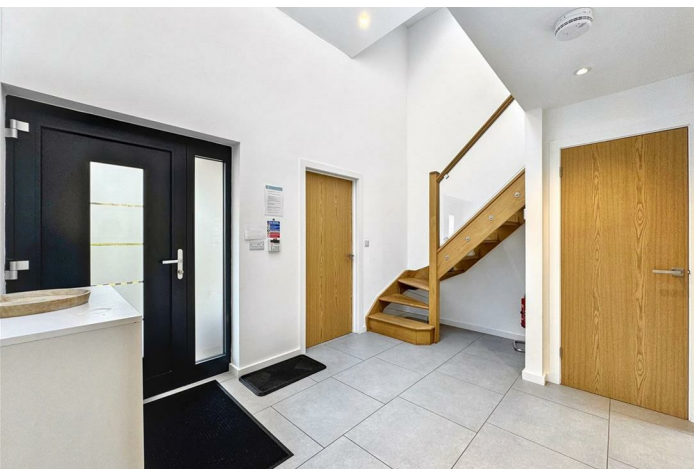


6, Towan Lodges Sandyacres Hayle, TR27 5BA



MATHER
PARTNERSHIP





6, Towan Lodges Sandyacres Hayle, TR27 5BA

This is the ultimate opportunity to own a stunning eco-friendly lodge that seamlessly blends modern luxury with sustainable living. Located just moments from the beach and the town centre, Towan Lodges offer a versatile living space ideal for permanent residence, a second home, or income potential. Designed with luxury and efficiency in mind, the lodge is equipped with solar panels and gas central heating, ensuring that maintenance and running costs are low and hassle free.

Step inside to discover an open plan kitchen, dining, and living area, perfect for socialising and entertaining. The space is beautifully complemented by a cozy log burner, creating a warm and inviting atmosphere. The practical utility room offers additional storage, helping to keep the kitchen organised while housing white goods out of sight. For added convenience, the downstairs bedroom has been thoughtfully designed to future proof the property, providing a comfortable retreat without the need to go upstairs. This room benefits from a sleek, modern ensuite, adding a touch of luxury.

Upstairs, you'll find two spacious double bedrooms, both featuring their own ensuite bathrooms for ultimate privacy and comfort. A versatile snug area completes the upper level, offering a perfect space for an additional living area, office, or quiet retreat.

The outdoor space is equally impressive, with a decked area that boasts a hot tub—imagine unwinding in the warm bubbles after a day spent on the beach, as the sun sets in the background. Whether you're enjoying the tranquility of the lodge or taking advantage of its prime location near the beach and town, this property offers the perfect blend of modern living and eco-conscious design.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price £849,500

Location

Sandyacres in Hayle is a charming area located in Cornwall, United Kingdom. Known for its picturesque landscapes, it offers a serene environment with beautiful sandy beaches and scenic coastal views. The area is perfect for nature lovers and those looking to enjoy a peaceful retreat by the sea. Whether you're interested in beach activities, coastal walks, or simply relaxing in a tranquil setting, Sandyacres provides a delightful escape from the hustle and bustle of everyday life. Conveniently positioned, Sandy Acres is only a short drive from the A30, making it easily accessible for visitors travelling from across Cornwall and beyond. The town centre of Hayle is just around a mile away, offering shops, restaurants, pubs, and supermarkets for all essential needs. With its vast open space and gently sloping shoreline, Towans Beach is perfect for long walks, beachcombing, and enjoying the fresh sea air. The Atlantic waves make it a popular spot for surfers of all levels, while families appreciate the shallow waters and rock pools that appear at low tide.

The beach is dog friendly year round in some areas, making it an ideal destination for pet owners. The South West Coast Path runs along the dunes, offering breathtaking views across St Ives Bay and beyond. Nearby, Gwithian Towans and Godrevy Beach provide additional coastal beauty, with Godrevy Lighthouse standing as an iconic landmark just offshore.

Accommodation

- Entrance Hallway
- Open Plan Kitchen/Diner/Living Room
- Utility Room
- Cloak Room
- Bedroom Three with Ensuite

- Stairs to Landing
- Bedroom One with Ensuite
- Bedroom Two with Ensuite
- Dressing Room/Snug

Parking

Off road parking for two vehicles.

Outside

The wooden decking wraps around the front of the lodge providing the perfect place for alfresco dining and relaxing in the hot tub of an evening. The decked area is enclosed making it safe and secure for children and pets. There is also additional grassed area ideal for outdoor activities.

Services

Main water and electricity. Private drainage. Owned solar panels. Gas central heating.

Agents Note

Our client has informed us that they have pedestrian and vehicular access over the track to their lodge. There is also pedestrian right of way to the beach.

Agents Note Two

The lodge has been used as a successful holiday letting business and is currently managed by Aspect Holidays. Details can be provided on request.

Service Charges

We have been advised that all 8 lodges within the development have formed the Ltd Management company. They currently pay £1250 per annum. This will include maintenance of the communal areas, septic tank and the drive lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Council Tax Band

The property is currently used as a holiday let so no council tax banding applies.

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

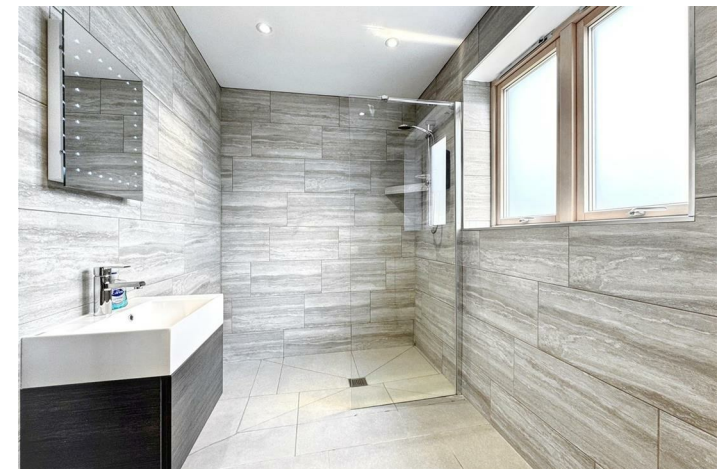
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check mobile phone coverage please visit <https://checker.ofcom.org.uk/> Our client has informed us that the property benefits from BT fibre - high speed broadband.

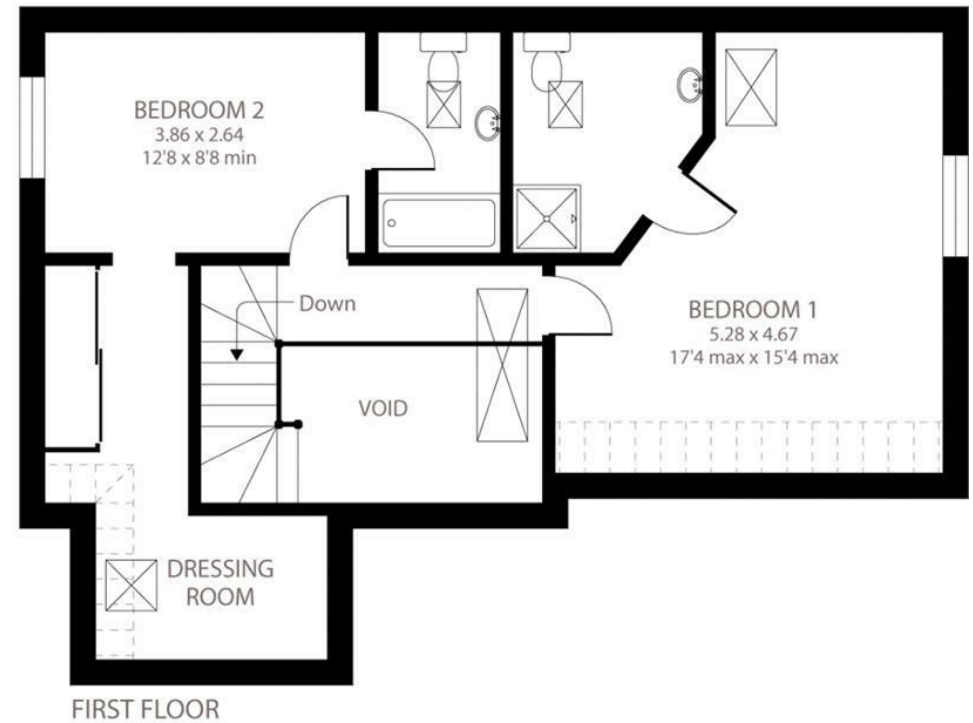
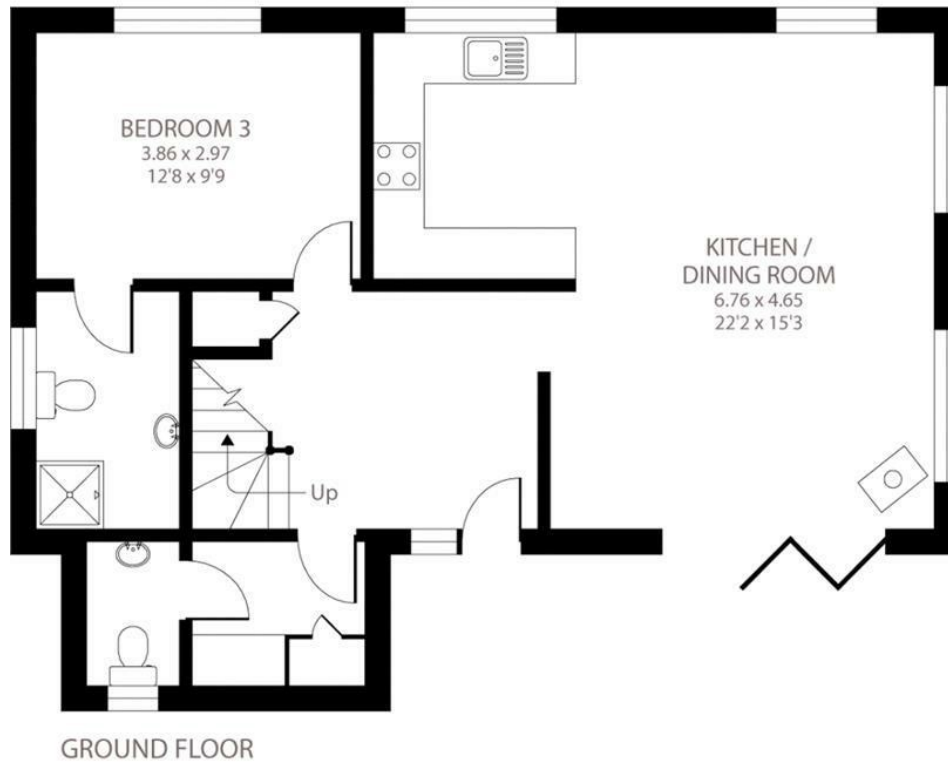
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APPROX. GROSS INTERNAL FLOOR AREA 1347 SQ FT 125.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted
head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

