

Shore Break, 4 Towan Lodges Sandyacres Hayle, TR27 5BA





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Sandyacres

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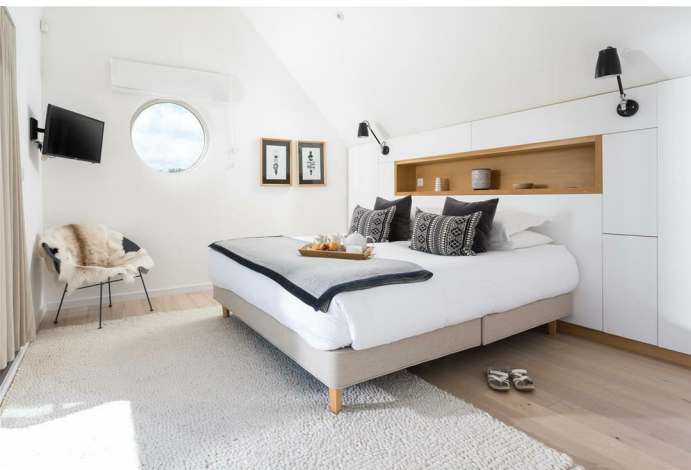
Nestled in the tranquil setting of Sandyacres, this exquisite detached lodge presents an exceptional opportunity for those seeking a holiday retreat or a lucrative investment. Boasting three well-appointed bedrooms and three modern bathrooms, this property is designed with comfort and style in mind.

The interior of the house showcases high-quality finishes throughout, ensuring a luxurious experience for guests. Currently operating as a successful holiday let, it has proven to be a popular choice for visitors seeking a serene escape. The spacious reception room provides a welcoming atmosphere, perfect for relaxation after a day spent exploring the stunning surroundings.

One of the standout features of this property is the raised sun deck, which creates an ideal space for alfresco dining. Imagine enjoying meals outdoors while soaking in the beautiful Cornish weather. Additionally, the hot tub offers a perfect spot to unwind under the stars, enhancing the overall appeal of this delightful home.

Situated just a short stroll from three miles of golden sandy beaches at Gwithian and Godrevy, this location is a haven for beach lovers and nature enthusiasts alike. The quiet and secluded position within the dunes allows for the observation of an abundance of wildlife, making it a truly unique setting.

Given its prime location and high-quality amenities, viewing this property is highly recommended. Whether you are looking for a personal getaway or an investment opportunity, this stunning holiday let is sure to impress.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Price
Guide Price - £875,000 Freehold

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
Reception Hall
Separate Cloakroom
Large open plan living space with Bi Fold doors opening onto the sun terrace

3 Bedrooms
3 Bathrooms
Large Sun Terrace creating the ideal Alfresco dining area and sunbathing area
Hot Tub
Garden
Parking

Parking
To the side of the property is parking for up to 4 cars

Outside
Set within the stunning location of Sandyacres and the surround dunes the garden is very much left open and here you are able to watch and observe the abundance of wildlife including rabbits, fox and badger. Set within a sunken location of the dunes the garden and sun terrace is very sheltered.

Services
Mains water and a private pressure system with sub metering by the management company. Mains Gas and electric and PV solar. Private drainage by a treatment plant which is operated by the management company.

Managment Company
Each owner will become a member of the management company which comprise of 8 lodges. The current charge for the management company is £1250 per annum this also includes the external lighting and maintenance for the private drainage treatment plant

Agents Note
The property is run as a successful holiday let and it must be noted that viewings can only take on change over days or void periods. Please ensure that your viewing has been confirmed before travelling to the area. The property can be used a main home or holiday let.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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	

Service Charges

Solar Panels

The solar panels are owned by the property

Council Tax Band- Business Rates

What3Words

///musical.triathlon.enabling

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

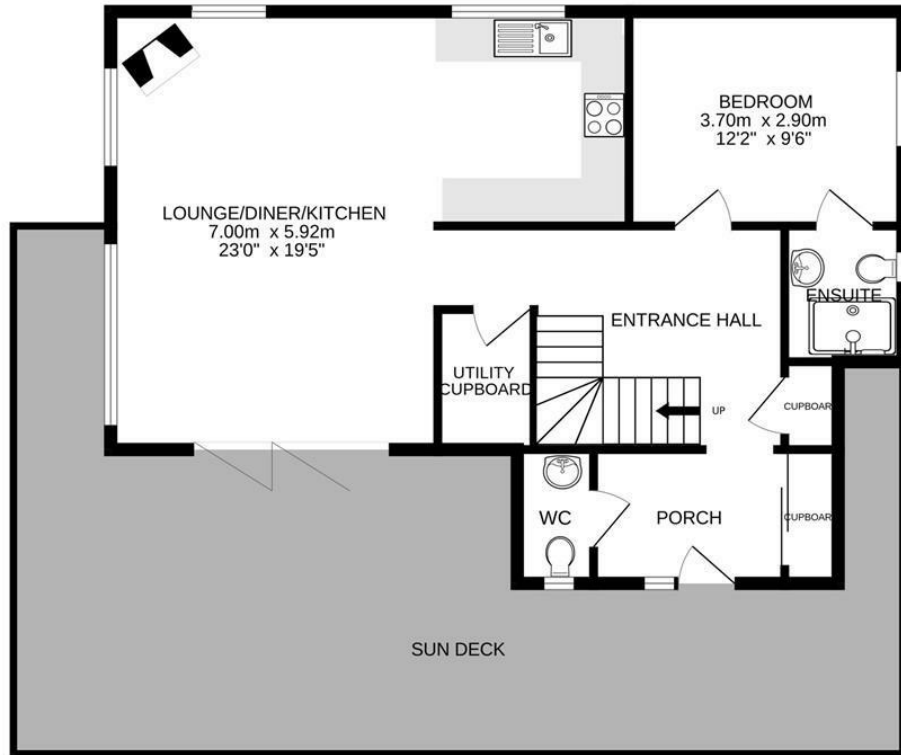
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Photos

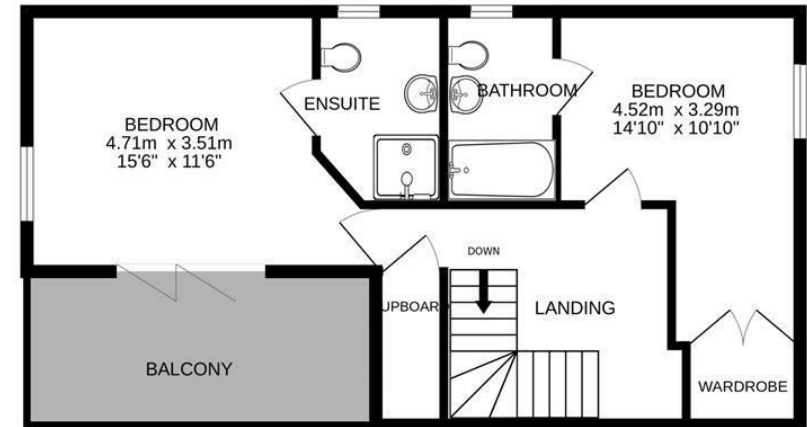
The photos shown are courtesy of Aspects Holidays who also manage the holiday lets



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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