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ROHRS & ROWE

Halankene House
10 Strawberry Lane
Hayle
TR27 5JS

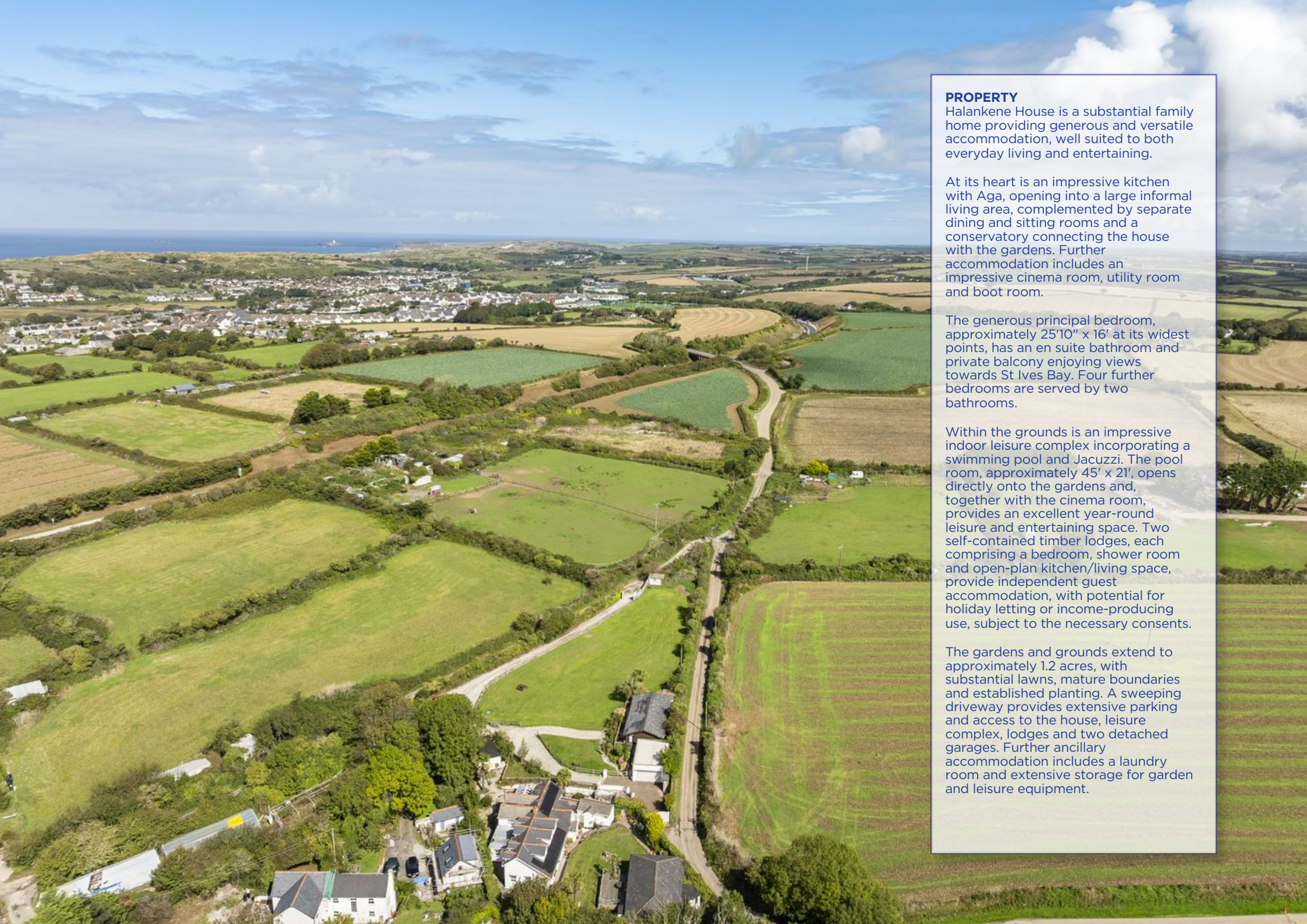
- Highly individual lifestyle property set near St Ives Bay
- Spacious, highly flexible accommodation
- Generous bright and airy kitchen/ living room
- Separate dining room sitting room and conservatory
- Principal bedroom suite
- Four further bedrooms
- Two self-contained one-bedroom lodges
- Separate leisure complex with indoor swimming pool and Jacuzzi
- Circa 1.2 acres of gardens & grounds
- Garage, laundry room and extensive storage
- EPC TBC
- Council Tax Band F

ROHRS & ROWE



A HIGHLY INDIVIDUAL LIFESTYLE RESIDENCE COMBINING A SUBSTANTIAL FIVE-BEDROOM HOME, TWO SELF-CONTAINED LODGES AND AN IMPRESSIVE INDOOR SWIMMING POOL COMPLEX, ALL SET WITHIN APPROXIMATELY 1.2 ACRES JUST INLAND FROM ST IVES BAY





PROPERTY

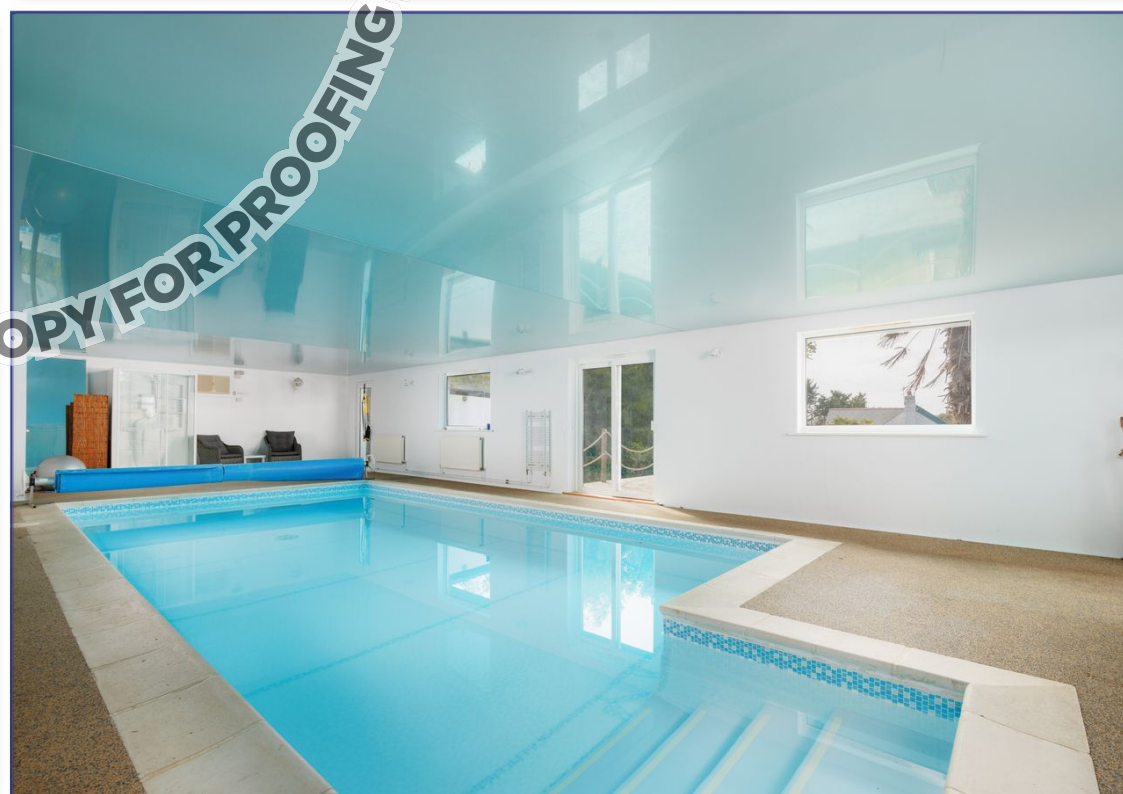
Halankene House is a substantial family home providing generous and versatile accommodation, well suited to both everyday living and entertaining.

At its heart is an impressive kitchen with Aga, opening into a large informal living area, complemented by separate dining and sitting rooms and a conservatory connecting the house with the gardens. Further accommodation includes an impressive cinema room, utility room and boot room.

The generous principal bedroom, approximately 25'10" x 16' at its widest points, has an en suite bathroom and private balcony enjoying views towards St Ives Bay. Four further bedrooms are served by two bathrooms.

Within the grounds is an impressive indoor leisure complex incorporating a swimming pool and Jacuzzi. The pool room, approximately 45' x 21', opens directly onto the gardens and, together with the cinema room, provides an excellent year-round leisure and entertaining space. Two self-contained timber lodges, each comprising a bedroom, shower room and open-plan kitchen/living space, provide independent guest accommodation, with potential for holiday letting or income-producing use, subject to the necessary consents.

The gardens and grounds extend to approximately 1.2 acres, with substantial lawns, mature boundaries and established planting. A sweeping driveway provides extensive parking and access to the house, leisure complex, lodges and two detached garages. Further ancillary accommodation includes a laundry room and extensive storage for garden and leisure equipment.





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LOCATION



GODREY



ST MICHAELS MOUNT



LOCATION

Halankene House is set in attractive private grounds just inland from the exceptional coastline of St Ives Bay. The nearby town of Hayle provides an excellent range of everyday amenities together with its historic harbour, estuary and three-mile sandy beach. The renowned surfing beaches of Gwithian and Godrevy are approximately 4.5 miles away, while St Ives's also easily accessible and offers its celebrated combination of beaches, galleries, restaurants and independent shops.

The surrounding area is particularly well suited to an outdoor lifestyle, with excellent surfing, sailing, walking and cycling along with The superb West Cornwall Golf Club at Lelant.

DISTANCES

Hayle town, harbour and railway station: 1.5 miles | St Erth station: 2.5 miles | Hayle Beach: 3 miles | West Cornwall Golf Club: 3.5 miles | Godrevy Beach: 4.5 miles | St Ives: 7 miles | Penzance Marina: 8.5 miles | Truro: 19 miles | Cornwall Airport Newquay: 34 miles.

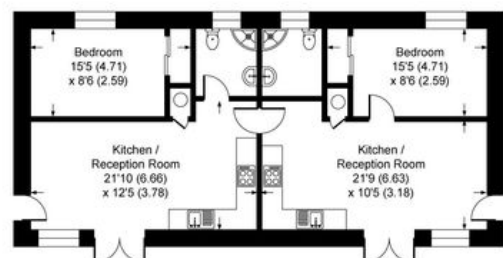


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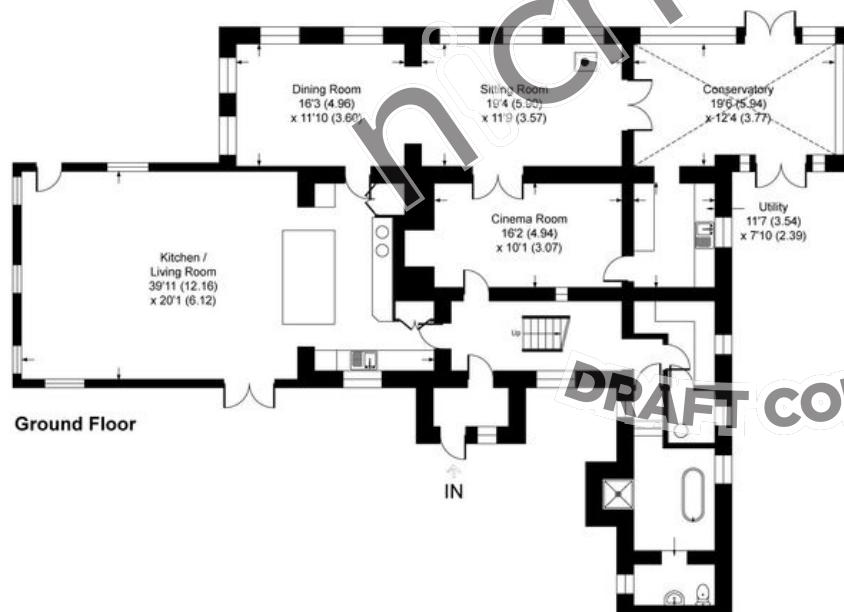
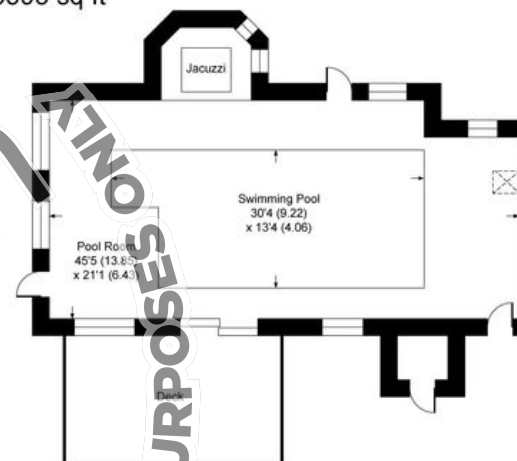
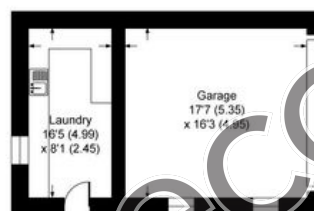


Strawberry Lane, TR27

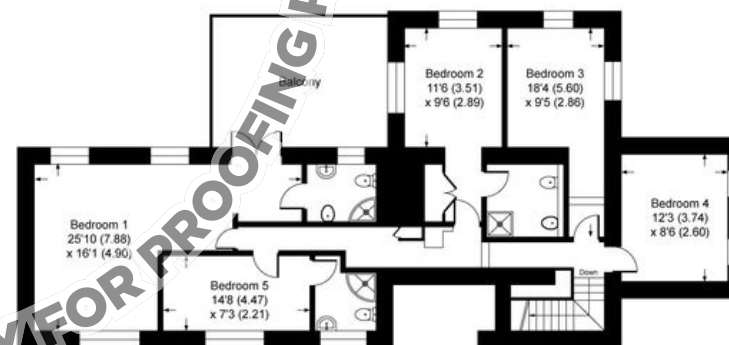
Approximate Gross Internal Area = 313.3 sq m / 3373 sq ft
 Approximate Garage Internal Area = 39.9 sq m / 430 sq ft
 Approximate Outbuildings Internal Area = 166.2 sq m / 1790 sq ft
 Approximate Total Internal Area = 519.4 sq m / 5593 sq ft



Lodge



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water, electricity and gas. Private drainage.

Directions: What3words ///commuted.masterful.hope

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