

CORNWALL ESTATES

PADSTOW



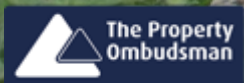
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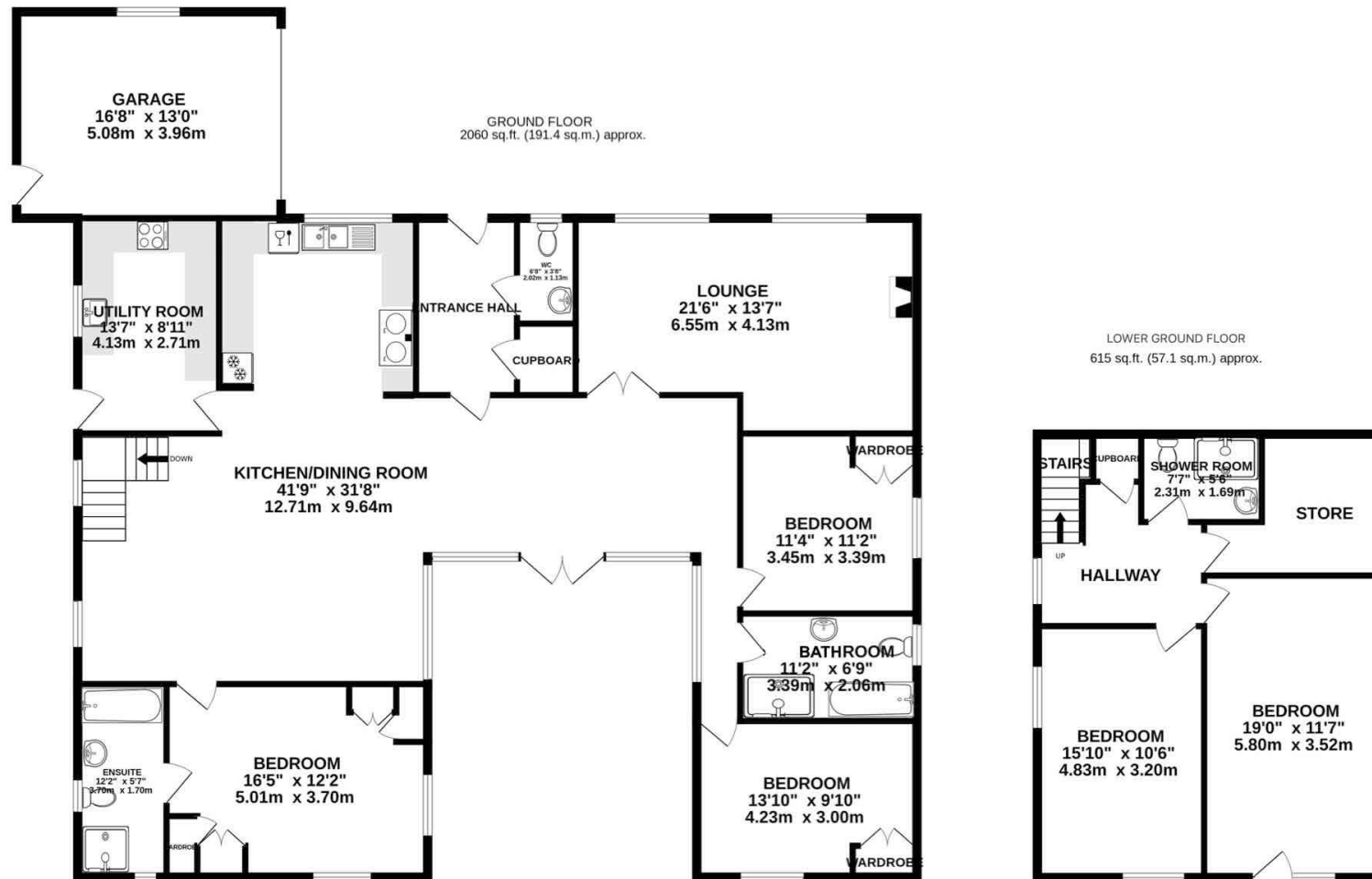
PADSTOW

Little House, Sandy Lane,
Harlyn Bay, PL28 8SD

£1,895,000

- Unique Detached Property
- Sought After Location
- Five Bedrooms
- Direct Access to the Coast Path
- Private Road
- 2675 Square Feet
- Versatile Accommodation





TOTAL FLOOR AREA : 2675 sq.ft. (248.5 sq.m.) approx.

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Few properties can claim a setting quite like this. Perched above the sweep of Harlyn Bay on the much-coveted Sandy Lane, Little House occupies one of Cornwall's most sought-after coastal addresses. One of only a handful of properties in this exclusive location, the home enjoys direct access onto the Southwest Coast Path and benefits from the finest coastal scenery this stretch of Cornwall affords.

Step inside and the character is immediate: natural stone floors, soaring vaulted ceilings and striking green oak beams run throughout the ground floor, bringing warmth and a sense of craftsmanship to the spaces. Slate reclaimed from the British Library frames the generous windows, through which sunlight pours freely throughout the day. French doors open directly onto the rear patio, drawing the outside in with effortless ease.

The open-plan kitchen and dining room sit at the heart of the home, a sociable, beautifully proportioned space anchored by an electric Aga and a well-appointed range of units with integrated appliances. A separate utility room with Belfast sink and garden access keeps the main living areas uncluttered. Towards the front of the house, a sitting room offers a more intimate retreat: a multi-fuel log burner set on a slate hearth, a vaulted beamed ceiling, warm wooden floors, and through the windows, glimpses of the sea.



Five bedrooms are arranged across two floors with notable versatility. On the ground floor, the principal bedroom enjoys garden views and a private ensuite, while two further rooms share a family bathroom, each with vaulted ceilings and oak beams that lend them real character. On the lower ground floor are two additional rooms, one currently used as a games room and one as a bedroom, a shower room and a study or storage room. These spaces benefit from independent external access, making a self-contained annexe a straightforward proposition.

The enclosed south-facing garden is a genuine suntrap, mainly laid to lawn with established borders and a sheltered patio perfectly placed for outdoor dining. A timber workshop and outbuilding to the rear house's photovoltaic panels, with energy sold back to the grid. To the front, a generous gated driveway offers parking for several vehicles, and a garage with electric roller door includes mezzanine storage above. Tucked to the side of the house: an outdoor shower, an essential finishing touch for beach life.

Sandy Lane places you within minutes of some of the finest coastline in the country, with all the drama of Cornwall's cliffs and beaches on your doorstep. Padstow, renowned for its food and harbour, is just three miles away, with Rock and Daymer Bay easily reached by ferry. Several world-class restaurants are within a short drive.

For travel further afield, Newquay Airport is nine miles away with regular services to London Stansted and beyond. Bodmin Parkway, 26 miles distant, offers direct trains to London Paddington, including the overnight sleeper.

SERVICES / NOTES

Freehold. Council tax band deleted. Timber frame construction, double glazed, pitched roof. Mains water, ground source heat pump, photovoltaic panels, mains electricity. Underfloor electric heating. Superfast broadband available, mobile reception varies. EPC C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		















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