



High Tide

Gwithian. West Cornwall



High Tide, Sandy Acres, Gwithian TR27 5BA

Tucked away among the dunes within one of Cornwall's most sweeping expanses of golden sand, High Tide is an appealing detached coastal home, enjoying exceptional peace and privacy within a few minutes' walk of the beach.

Distances

Beach (by foot) - 0.5; Trevaskis Farm Shop - 3; Godrevy Point 3.5; St Erth Station - 4.5; West Cornwall Golf Club (Lelant) - 5; St Ives - 5; Carbis Bay - 7.5; Penzance - 9; Truro - 20; Cornwall Airport - 33
(All distances are approximate and in miles)



The Location

Positioned within the dunes within a stone's throw of one of Cornwall's most sweeping expanses of golden sand, High Tide is an appealing detached coastal home, enjoying exceptional peace and privacy within a few minutes' walk of the beach. High Tide is free from occupancy restrictions, offering complete flexibility as a permanent residence, much-loved second home or continued investment opportunity.

Close to Gwithian, a charming coastal village centred around its historic church and pub, the sweeping beaches of St Ives Bay are within easy reach. The magnificent stretch between Gwithian and Godrevy offers miles of golden sand, dramatic Atlantic views and a choice of renowned surfing breaks.

For those seeking quieter pursuits, the surrounding landscape is no less rewarding. The South West Coast Path winds through the dunes towards Godrevy Lighthouse before continuing along the cliffs, while Hayle Estuary and Lelant Saltings are celebrated for their abundant birdlife. Sheltered within the dunes, High Tide occupies a wonderfully natural setting, rich in wildlife and forming part of a wider dune system recognised for its ecological and scientific significance.

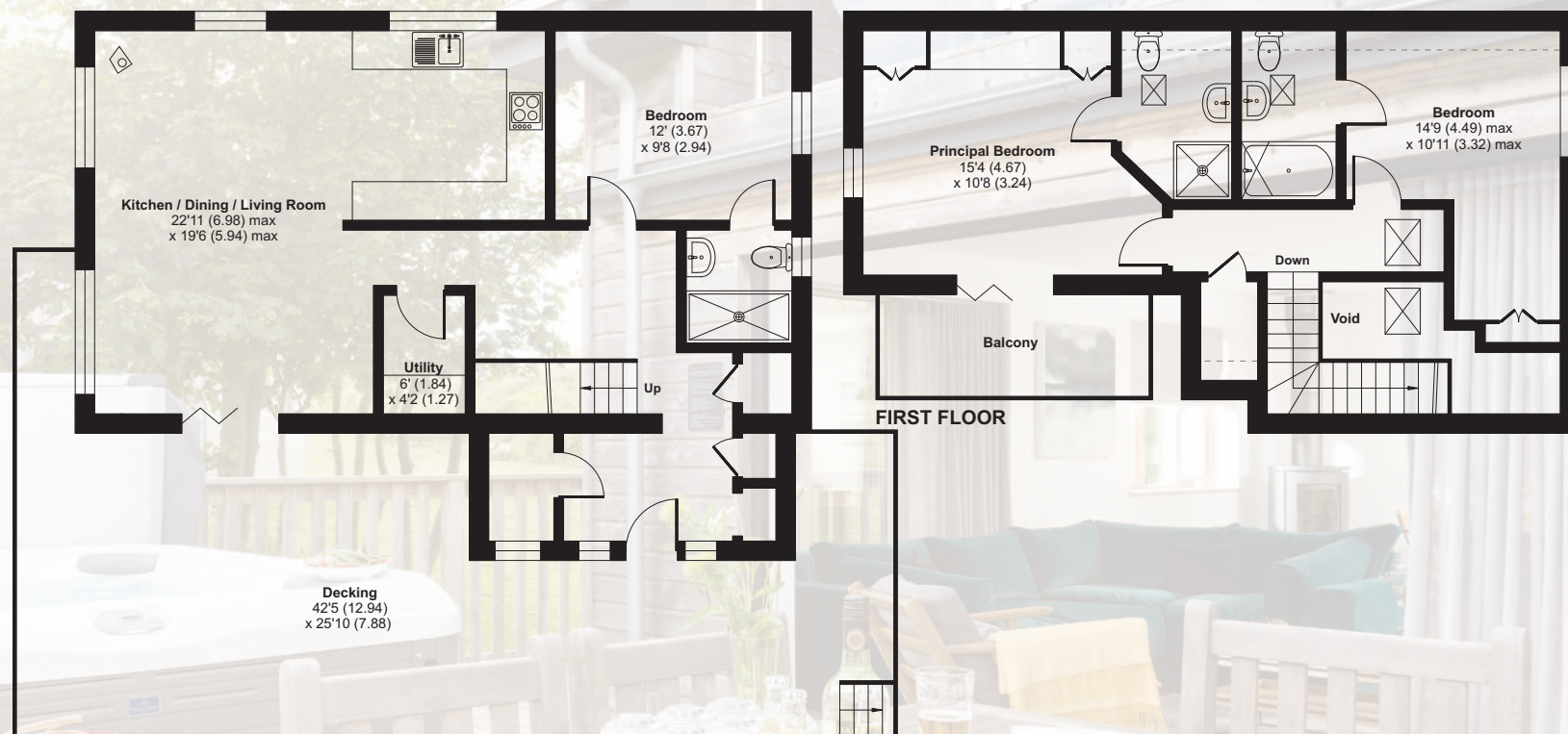
Despite its peaceful position, everyday amenities are readily accessible in Hayle, while the galleries, restaurants and beaches of St Ives are also within easy reach. Regular branch-line services run from St Erth to St Ives, with onward mainline connections to London Paddington. The nearby A30 provides convenient access throughout Cornwall and beyond.

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Main House = 1270 sq ft / 117.9 sq m
Total = 1295 sq ft / 120.2 sq m (excludes void)
Limited Use Area(s) = 25 sq ft / 2.3 sq m
For identification only - Not to scale



Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Shore Partnership Limited. REF: 1516402

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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The Property

- Superbly positioned in a quiet enclave
- Currently used as a successful holiday business (rental figures available on request)
- Light, airy and contemporary accommodation
- Entrance hallway with fitted storage cupboards
- Triple aspect open-plan living room, with woodburner, dining area and kitchen. Bi-fold doors leading out to the decked terrace.
- Three bedroom suites in total (one on the ground floor)
- Double aspect principal suite with bi-fold doors to a private balcony

The Gardens & Parking

- Parking for three cars
- Lawns to the side and rear
- Extensive decked terrace with hot tub and BBQ area

Tenure, services and material information

Mains water, gas and electricity. Private drainage. Solar PV panels. Gas central heating (underfloor heating throughout). Management company with each dwelling contributing to the maintenance of the septic tank, driveway and mowing of the lawned areas. Annual charge of around £1,250.

Council Tax: Small business rate relief

Broadband: FTTC (source:

www.openreach.com/broadband-network/fibre-availability)

What 3 Words

///occupations.bloom.cobbled

Directions

At the Hayle roundabout, take the exit towards Hayle, passing Lidl on your right. At the next double roundabout, take the right-hand exit and, after a short distance, turn left following signs for Sandy Acres. On entering Sandy Acres, take the left-hand fork and continue along the road until you reach signage and a vehicular barrier. Do not proceed through the barrier. Immediately to your right is a discreet private entrance. Turn here and High Tide is located on the left-hand side.





Ben Standen
Consultant



Ben Davies
Director



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Director

WHERE YOU LIVE MATTERS

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