CORNWALL ESTATES

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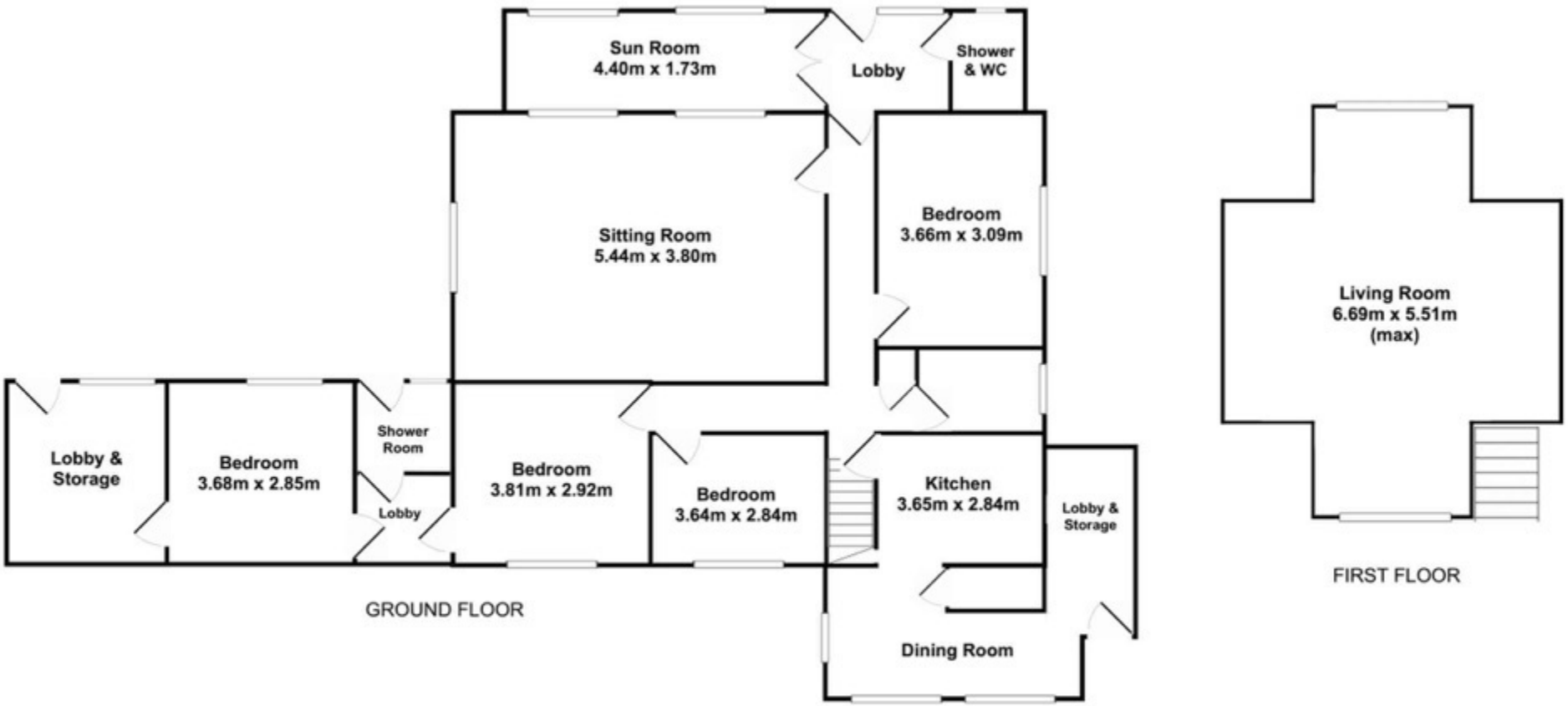
Baston, Sandy Lane, Harlyn Bay

£1,950,000

- RARE OPPORTUNITY
- SUPERB DEVELOPMENT OPPORTUNITY
- PRIME LOCATION OVERLOOKING HARLYN BAY
- FAR REACHING VIEWS OVER THE BEACH AND COASTLINE

The Property Ombudsman

APPROVED CODE



Overall Floor Area approximately 193 square metres

Floorplan provided for identification purposes only. Not drawn to scale.
Floorplan NOT drawn to RICS guidelines.

IMPORTANT NOTICE

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Introducing Baston, a modest coastal cottage in a sensational setting.

Properties like this — with genuine character, a story to tell, and views that simply cannot be replicated — are extraordinarily hard to come by. Baston is so much more than a plot, it is a lifestyle, a retreat, and a once-in-a-lifetime opportunity.

Positioned in the exclusive neighbourhood of Sandy Lane at Harlyn Bay, this characterful cottage offers something increasingly rare — a true sense of place, and a view that will never grow old. The property as it stands today has been adapted over four generations of family holidays to create a proper seaside beach house, so should you choose to enjoy the home as it is or create something new, you have one of nature's most spectacular backdrops as your inspiration.

The current layout has the dining room and kitchen to the front of the cottage, leading through to the family bathroom and one of the bedrooms. A large living room and sunroom are placed at the rear of the property, making the most of those incredible ocean views. A further three bedrooms sit to the side of the home, along with a study and large storage room. The upper floor houses a living area with breathtaking views across Harlyn Bay, this is the room that gives a real sense of the potential that Baston holds.

The rear gardens are a fabulous size, with a gentle slope towards the ocean. Sweeping, uninterrupted vistas across the open ocean stretch out before you, changing with every tide and season — wild and dramatic in winter, shimmering and peaceful come summer. Whatever you choose to create here, this view will always be at the heart of it.

Early viewing is highly recommended, as due to Baston's unique position, we anticipate strong interest in this property.

MATERIAL INFORMATION

EPC - G. Council tax band D. Freehold. Superfast broadband available. Mobile phone reception varies. Timber frame construction with partial double glazing. Electric heating. Private drainage. The chance of flooding via surface water/rivers/sea is very low.

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