

Gwithian Towans

Gwithian

Hayle

TR27 5BU

Asking Price £550,000

- THREE BEDROOM DETACHED CHALET
- SITUATED ON GWITHIAN TOWANS
- OFFERING SEA AND COASTAL VIEWS
- NO ONWARD CHAIN
- CONSERVATORY
- SPACIOUS LIVING ACCOMMODATION
- CENTRAL HEATING
- DOUBLE GLAZING
- EPC:F31
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - A

Floor Area - 716.00 sq ft


3


1


1


F31

PROPERTY DESCRIPTION

The well presented accommodation briefly comprises; sunroom offering rural views, kitchen with built in units and space for dining table and chairs.
Shower room, three bedrooms and a spacious lounge with a large picture window to the front enjoying sea and coastal views.

LOCATION

Gwithian Towans is a very special and beautiful stretch of sand dunes and three miles of sandy beach on the north coast of Cornwall, just west of Hayle and east of Godrevy. It's part of the wider Towans dune system (the word Towans comes from Cornish tewyn, meaning sand dunes).
This location is rich in wildlife and rare plants, popular with walkers, surfers and kite sports.
The property is well positioned within Gwithian Towans, providing easy access down to the beach and nearby facilities, whilst offering superb views across to Godrevy Lighthouse.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured via LIDAR)

Entrance door leading into...

SUNROOM

Laminate flooring, radiator, sloping polycarbonate roof, double glazed windows to the rear aspect enjoying views across the field behind.
Double glazed sliding patio door leading into...

HALLWAY

Fitted carpet, open into the kitchen diner. Door leading into...

SHOWER ROOM

Tiled flooring, low level w/c with push button flush, part tiled walls, wash hand basin with monobloc tap and vanity unit below. Heated towel rail, walk in shower with mains fed shower, tiled surround, inset ceiling LED lighting, obscured double glazed window to the side.

OPEN PLAN KITCHEN / DINER

A light and airy, dual aspect room fitted with a range of shaker style base and wall mounted units, with granite effect roll top work surfacing over. Double glazed windows to the side and rear aspect. Four ring electric hob, and electric oven below, stainless steel sink and drainer, tiled splash back. Ceiling mounted spot light rail, space for freestanding fridge/freezer, washing machine and space for a work top mounted dishwasher. Part tiled and carpeted flooring, radiator.
Glazed panel door leading into...

INNER HALLWAY

Fitted carpet, door into bedroom and open into...

LIVING ROOM

A spacious living room with fitted carpet, feature fireplace with tiled surround and tiled hearth with freestanding electric fire. Fitted shelving to two walls.
Large double glazed window to the front aspect enjoying sea and coastal views, radiator.
Door into...

BEDROOM 1

Fitted carpet, radiator, double glazed window to the front aspect.

BEDROOM 2

Fitted carpet, radiator, double glazed window to the side aspect, fitted hanging rail.

BEDROOM 3

Fitted carpet, built in cupboard housing an electric boiler and immersion tank, sloping ceiling with Velux roof light, radiator and built in shelving.

OUTSIDE

A gated access leads onto a paved patio area enjoying superb sea and coastal views across to Godrevy Lighthouse.
A paved pathway leads to the front door with a useful wooden storage shed to the side.

PARKING

Situated in front of the property there is off road parking for two cars.

SERVICES

Mains electricity, water and private drainage (cesspit).
Council tax band A
The property is heated via an electric boiler, located within bedroom three.

DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street heading towards the A30. At the roundabout by Lidl supermarket, turn left and proceed along the B3301 onto Loggans Road. Continue along this road passing through Upton Towans, passing the Atlantic Coast Holiday Park. Take the next turning on your left, this road leads down to Gwithian Towans. Proceed past the large carpark and Sunset Surf Cafe, and take the third turning on your right.
Follow this road and turn left, the property will soon be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: F
The building
Detached bungalow, standard construction







3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Foul drainage: Cesspit
No mains surface water drainage
Electricity central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 variable outdoor, Vodafone variable outdoor, Three good outdoor and in-home, EE good outdoor and in-home
Parking: Allocated
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL300083):
- The 1 May 1985 conveyance contains restrictive covenants. Their details are not set out in this register extract, so the filed copy should be checked to confirm what limits apply.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



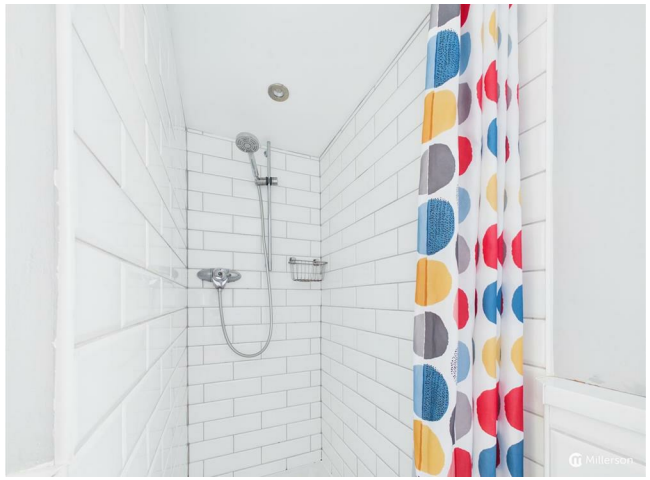




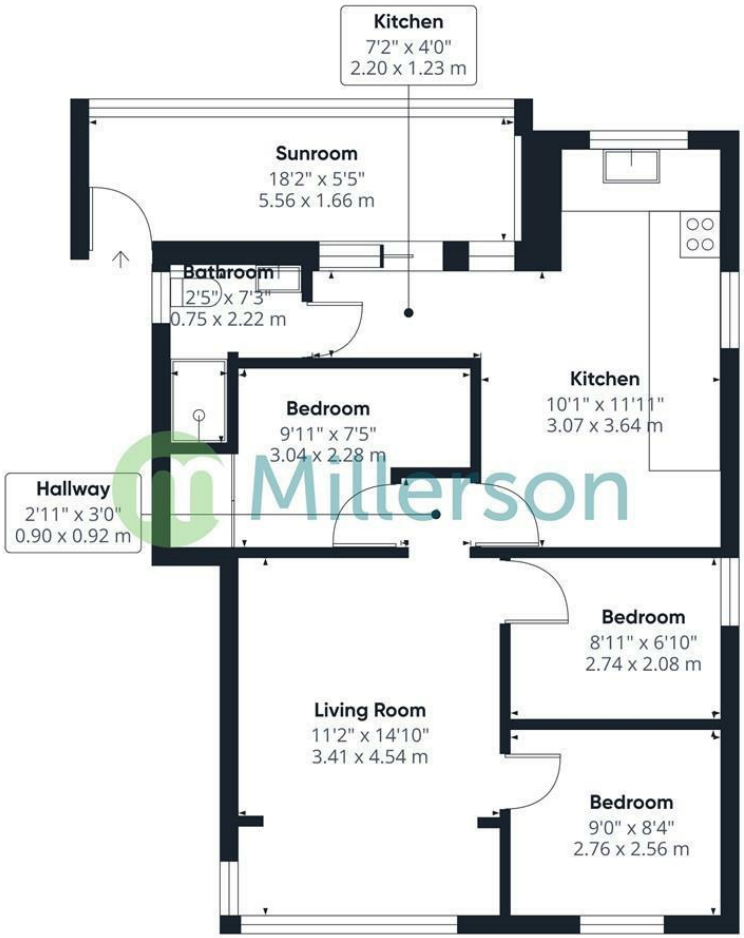


Gwithian Towans, Gwithian, Hayle, TR27 5BU









Approximate total area[1]

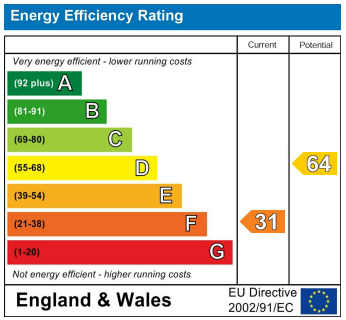
716 ft²

66.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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