

31 Reawla Lane  
Reawla, TR27 5HQ











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Detached three bedroom bungalow with large garden, barn & development potential – Reawla

Set in the heart of the sought-after village of Reawla, this detached three-bedroom bungalow offers a rare opportunity combining comfortable family living with exceptional development potential.

The property is approached via a private driveway providing ample parking, and sits within a generous plot featuring a large, enclosed garden which is approximately 0.5 acres, perfect for outdoor enjoyment, along with a barn/garage, offering scope for storage, hobbies, or conversion (subject to the necessary consents).

The bungalow itself provides spacious and versatile accommodation, ideal for a wide range of buyers including families, downsizers, or investors. From the first floor are far reaching views towards St Ives.

Adding to its appeal, the site benefits from planning permission in principle for the erection of up to five additional properties, presenting a superb opportunity for development or future investment.

Located in a popular village setting, the property enjoys excellent access to local amenities, nearby towns, and the stunning Cornish coastline.

This is a unique chance to acquire a well situated home with significant potential, whether as a residence, smallholding, or development project.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £499,995**

**Location**

Reawla is a charming hamlet located in the civil parish of Gwinear-Gwithian, within the Penwith district of Cornwall. This quaint village is surrounded by picturesque countryside and is close to several other small villages, including Wall and Gwinear. Reawla offers a peaceful rural lifestyle, with local amenities such as village stores and scenic walking paths. It's a lovely spot for those looking to experience the tranquil beauty of Cornwall.

**Accommodation**

Entrance  
Reception Hall  
Dining Room  
Kitchen  
Living Room  
Conservatory  
3 Bedrooms  
Family Bathroom

**Parking**

There is ample driveway parking for a number of cars

**Outside**

There are large gardens of approximately half an acre to the front and rear of the property. There is a driveway leading to the detached workshop which provides ample parking and turning space. The gardens are mainly laid to lawn with established trees and shrubs that border the property and offer a good degree of privacy. DETACHED WORKSHOP 21' 3" x 20' 11" (6.5m x 6.4m) A large workshop with pitched roof, wooden doors to the front and window to the side. STATIC CARAVAN 35' 0" x 12' 0" (10.67m x 3.66m) Willerby Static mobile home. We have been unable to gain access to take further information.

**Services**

Mains Gas, Electric, water and drainage

**Planning Information**

The property is being sold with the benefit of planning in principle for up to 5 homes to be built on the site. The planning application number is PA25/01632

**Council Tax Band- D**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### What3Words

///passing.crows.paying

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

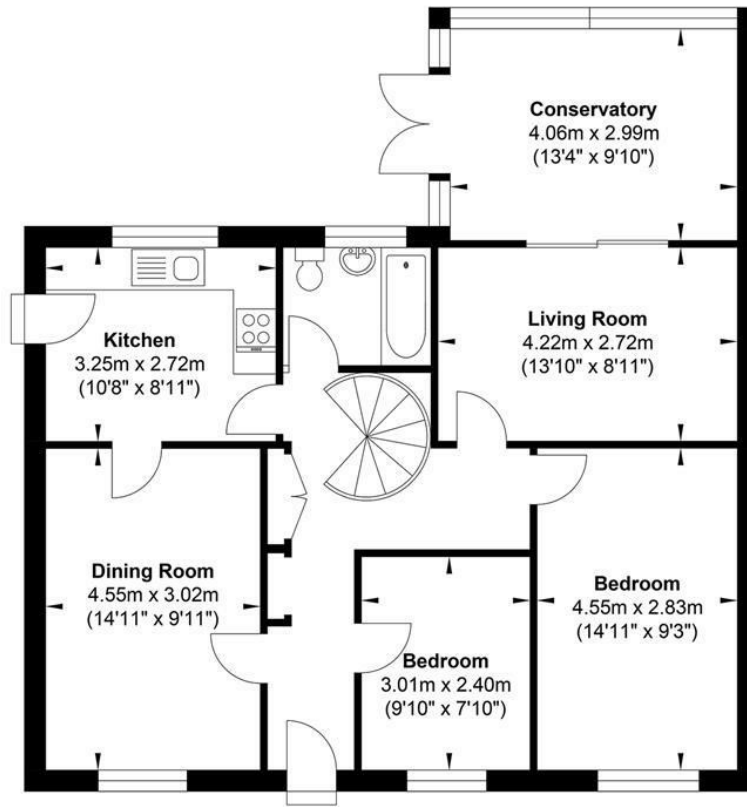
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

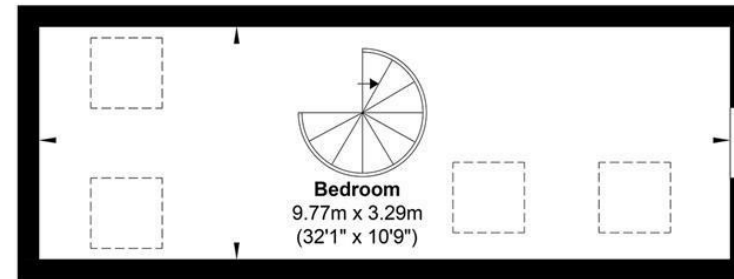
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>







**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 117.9 m2 ... 1269.3 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



