



Yellow Sands Apartments







# Yellow Sands Apartments

Harlyn Bay, Padstow, Cornwall, PL28 8SE

Beach - 200 yards Padstow - 3 miles Constantine Bay - 1 mile

An incredibly rare opportunity to acquire four apartments in and the freehold of a prominent building just a couple of hundred yards from the beach with stunning coast and sea views.

- Freehold of prominent building
- Fabulous sea views
- Couple of hundred yards to the beach
- Freehold
- Four apartments on upper two floors
- Gardens, grounds and parking
- Long established Holiday Letting Business
- Council Tax and Business Rates



Guide Price £1,650,000

## Stags Wadebridge

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## SITUATION

Set along the Atlantic coastline within the highly regarded Seven Bays area, and an Area of Outstanding Natural Beauty, Harlyn Beach lies just a couple of hundred yards from the property. Renowned for its expansive sweep of golden sand and excellent surf, the beach is well served by year-round cafés, a surf school and seasonal lifeguards (April–September).

The nearby village of St Merryn provides a good range of day-to-day amenities including a convenience store, petrol station, primary school, church, public houses and restaurants.

The picturesque harbour town of Padstow is a short drive away and offers a wider selection of shops and supermarkets, together with renowned restaurants, watersports facilities and access to the Camel Trail with cycle hire available.

The Pig at Harlyn Bay is within walking distance via a nearby footpath, while Trevose Golf Club, with its championship links course, is situated just over a mile distant.

## THE PROPERTY

An outstanding opportunity to acquire the upper two floors of a landmark building, currently arranged as four holiday let apartments with fabulous views over the beach and out to sea. The property has been in the same ownership for over thirty years and the four apartments are operated as a long-established and successful Holiday Letting Business with significant scope to extend the operation.

The freehold of this detached building is also part of the purchase and is subject to the long leasehold interests of eight apartments and a basement, along with the surrounding grounds that include gardens, parking and a laundry building.

Yellow Sands has an interesting history and is believed to have been constructed in the early 20th Century as a residential home with latter uses including a Convalescent Home and small Hotel, followed by the initial conversion to seven flats in the late 1950's.

## THE APARTMENTS

Approached via a communal entrance hall, stairs rise to the upper two floors, where the four Apartments are located.

Apartment 4 is a first floor two bedroom flat with balcony opening from the living area that enjoys a magnificent coastal panorama.

Apartment 5 is also on the first floor and offers two bedroom accommodation at the rear of the building

Apartment 6 is situated on the upper most floor at the front of the building and provides one bedroom accommodation with balcony and extensive sea views. On the opposite side of the hallway shared with Apartment 7 are two further bedrooms and bathroom.

Apartment 7 offers two bedrooms and has broad picture windows to the front and magnificent views





### THE GROUNDS

Surrounding the building are grounds that include parking, gardens and a useful laundry outbuilding. Of particular note is a pedestrian gate opening from the garden to a public footpath that allows easy access on foot over Sandy Lane to the beach.

Accessed by internal stairs is an extensive basement area, providing useful storage

### SERVICES

Mains electricity and metered water. Mains drainage via a pumped collection chamber that is shared with adjoining properties. The system is a dual pump style and has been adopted by South West Water. Mobile network signal ranges from none to good outdoor (Ofcom). Upto Superfast Broadband available (Ofcom)

### AGENTS NOTES

Apartments 1 to 3 and 8 are held by third parties on the remainder of 999 year leasehold interests from 1988 with a Ground Rent of £25 per annum,. Information on Service Charges are available from Stags

Some neighbouring properties have rights of way through the grounds to the rear gate. Restrictive Covenants are in place and further information can be obtained from Stags. Sections of the upper parts of the building are of non-traditional construction.

### THE BUSINESS

The vendor has operated a Holiday Letting Business for many years in Apartments 4,5,6 and 7. Many of the guests are repeat bookings and come direct to the vendors through [yellowsandsholidays.co.uk](http://yellowsandsholidays.co.uk). Accounts can be made available to interested parties following viewing.

Normal fixtures and fittings associated with this type of property are included in the sale and a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts. All prices are quoted exclusive of VAT, where applicable.

### OUTGOINGS

Apartments 4,6 and 7 have a Rateable Value of £13,000. Apartment 5 is in Council Tax Band B.

### VIEWINGS

Strictly and only by appointment through Stags Wadebridge Office on 01208 222333 or the Holiday Complex Department on 01392 680058

Denotes restricted head height

Approximate Area = 2313 sq ft / 214.8 sq m  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Outbuilding = 135 sq ft / 12.5 sq m  
 Total = 2487 sq ft / 230.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1374698



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



