

Gwithian Towans

Gwithian

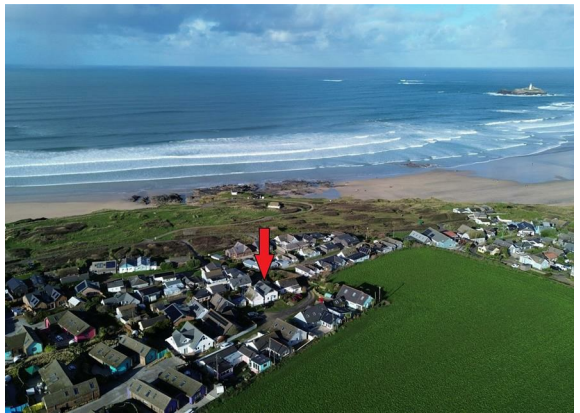
Hayle

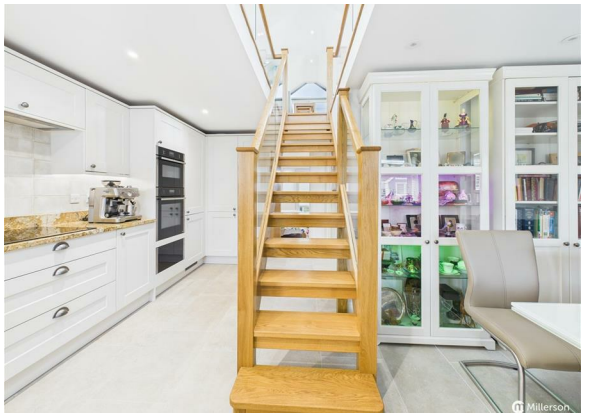
TR27 5BT

Asking Price £450,000

- A SUPERBLY PRESENTED ONE BEDROOM DETACHED DORMER BUNGALOW
- BLOCK BUILT CONSTRUCTION
- FIRST FLOOR BALCONY
- SUPERB SEA AND COASTAL VIEWS
- MODERN BUILD
- PARKING
- BEDROOM WITH ENSUITE SHOWER ROOM
- UTILITY / SHOWER ROOM
- INTERNAL VIEWING A MUST!
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 787.00 sq ft


1


2


2


C74

PROPERTY DESCRIPTION

Awen an Mor is an extremely well presented, one bedroom dormer bungalow which has been recently constructed (standard construction type) for the current vendors and is finished to an extremely high standard throughout. The property offers reverse level accommodation, with a spacious open plan living room located on the first floor. This room has potential (subject to planning) to be divided off in order to create a second bedroom. Situated off the living room is a superb, enclosed rear balcony offering stunning views across to Godrevy Lighthouse. A perfect spot to enjoy those amazing evening sunsets. Located on the ground floor is a most well equipped kitchen / breakfast room with attractive granite work surfacing. There is a separate utility/shower room and double bedroom with luxuriously appointed ensuite shower room. Outside the property there is ample parking with gated access to the side and rear of the property. An internal viewing of this superb property is sure to impress!

LOCATION

Gwithian Towans is a 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. There are stunning views towards Godrevy Lighthouse and delightful evening sunsets.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

LOCATION.

MISSING

Entrance door opening into...

OPEN PLAN KITCHEN DINER

Tiled flooring with under floor heating, triple glazed window to the front, inset spot lights, attractive, feature Oak staircase leading to the first floor level.
Kitchen: a well equipped shaker style fitted kitchen with a range of base and floor mounted units, granite work surface. Sink and drainer with mixer tap. Triple glazed window to the front, Neff units comprising of : integrated microwave, oven, and warming drawer, induction hob with extractor above.
Integrated dishwasher, fridge and freezer, built in bin, spice rack, pan draws and useful corner carousel cupboard.
Diner: tiled flooring, space for dining table and chairs, inset ceiling spot lights, triple glazed window to the front.
Door into...

UTILITY ROOM / SHOWER ROOM

Corner shower cubicle with electric shower, tiled surround. Tiled, heated flooring, low level w/c with push button flush, LPG gas boiler, cupboard housing electric consumer unit.
Space for washing machine, wooden work surfacing, integrated stainless steel sink with swan neck tap, triple glazed window to the side, inset ceiling spot lights, double glazed door to the side.

BEDROOM

Tiled, heated flooring, inset ceiling spot lights, triple glazed window to the rear with distant sea views, triple glazed door to the rear, leading onto the rear decking.
Door leading into...

ENSUITE

Tiled, heated flooring, walk in shower with mains fed shower with drencher head, tiled surround and sliding glass doors. Twin wash hand basins with monobloc taps, tiled splash back, useful storage below.
Large, heated and illuminated mirror.
Low level w/c with push button flush, bidet, obscured triple glazed window to the rear, inset ceiling spotlights, electric heated towel rail.

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From the kitchen diner, an oak staircase leads up to...

OPEN PLAN LIVING ROOM

A spacious, light and airy room which has potential, (subject to planning) to be divided off to create a second bedroom.
Laminate wood effect flooring, two heating radiators, glass surround over staircase with oak hand rail. vaulted ceiling with inset ceiling spotlights, triple glazed window to the front, two triple glazed Velux roof lights. Two dormer windows to the side offering views across to Godrevy Lighthouse, triple glazed sliding patio doors enjoying stunning sea views and leading onto rear balcony.
Balcony: tiled flooring, glass surround with stainless steel hand rail, offering delightful sea and coast views, across to Godrevy lighthouse.
The living room could be converted to include two further rooms, subject to building compliance.
Included in the photos is an outline plan and a representative photograph of what could be
achieved.

OUTSIDE

The property is approached via a private parking area which provides parking for two cars.
To the front of the property, there is a composite decked area with space for a bench. Outside tap, and external power point.







REAR

Composite decking, enclosed by walling and fencing, external power point, space for a shed, gated access to the rear with a pedestrian right of access.
To the side of the property there is a decked pathway with outside shower, perfect for showering off after the beach, gated access lead to the front of the property.

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, take the second turning on your right. Continue up the road where the property will soon be seen on your right hand side.

SERVICES

Mains water and electricity, shared private drainage and LPG central heating via combination boiler, located in the utility room.

AGENTS NOTE

This property was newly constructed in 2022, using standard construction methods and materials. Due to the construction type, we believe this property to be fully mortgageable, which, when compared to many properties at Gwithian Towans, makes this a rare opportunity for anybody requiring a mortgage.

MATERIAL INFORMATION

Verified Material Information:

Council Tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 1 bedroom, 2 bathrooms, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No









Gwithian Towans, Gwithian, Hayle, TR27 5BT

Water supply: Mains water supply
Sewerage: Septic tank
Heating: LPG-powered central heating is installed.
Heating features: Triple glazing and Underfloor heating
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower and Wide doorways
Coal mining area: No
Non-coal mining area: Yes

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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.













Approximate total area(1)

787 ft²
73.1 m²

Balconies and terraces

43 ft²
4 m²

Reduced headroom

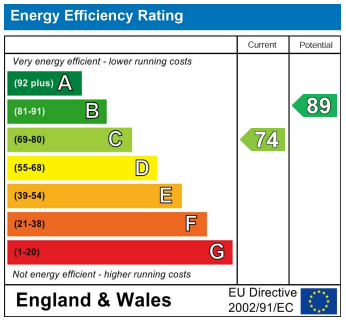
84 ft²
7.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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