



---

9 Gadwall Rise

9, Gadwall Rise, Hayle, TR27 6GP



St Ives - 3 Miles, A30 & Mainline Train Station 1 Mile

---

## Superbly well presented 2 Bedroom apartment offering Estuary views across the Nature reserve in Lelant

---

- NO ONWARD CHAIN
- 2 Bedrooms
- Master En Suite
- Parking
- Estuary Views
- Superly Presented
- Quiet Location
- EPC Band B
- Leasehold
- Council Tax Band B

Guide Price £260,000



### SITUATION

Nestled between the highly sought-after coastal destinations of Carbis Bay and Hayle, the picturesque village of Lelant enjoys an enviable position with direct access to the sweeping Porthkidney Sands and the tranquil Hayle Estuary. This idyllic location perfectly balances natural beauty with convenience, offering a serene coastal lifestyle within easy reach of some of Cornwall's most desirable attractions.

To the East lies the charming town of St Ives, world-renowned for its golden beaches, artistic heritage, and vibrant atmosphere. Encircled by a collection of spectacular beaches—each with its own distinctive character—St Ives truly offers something for everyone. Porthmeor Beach, home to the iconic Tate St Ives, opens out onto the Atlantic and is a favourite among surfers, while the sheltered coves and soft sands of St Ives Bay provide an ideal setting for family days by the sea. Outdoor enthusiasts will find endless opportunities for adventure, from invigorating water sports and coastal walks along the South West Coast Path to leisurely birdwatching around the estuary. For those who prefer a round of golf, the prestigious West Cornwall Golf Club, located less than a mile from Lelant, offers a challenging links course paired with spectacular estuary and sea views. At the heart of St Ives, narrow cobbled streets weave between whitewashed fishermen's cottages, boutique shops, and acclaimed restaurants serving the finest local cuisine. The town's historic granite harbour, alive with the gentle bustle of fishing boats and framed by its own sandy beach, remains a quintessential symbol of Cornish charm.

Travel connections are equally convenient. The scenic St Ives Bay Line links Carbis Bay and St Ives directly to the mainline London-to-Penzance railway at nearby St Erth, providing effortless access to the wider region while allowing residents and visitors to enjoy one of Britain's most beautiful coastal train journeys.

### THE PROPERTY

9 Gadwall Rise is a superbly presented first-floor, two-bedroom apartment enjoying

breathtaking views across the tranquil nature reserve and bird sanctuary of the Hayle Estuary. This delightful property offers spacious and well-planned accommodation, featuring two generous double bedrooms — one of which benefits from a stylish en-suite shower room. The well-appointed kitchen provides ample space for a dining table and flows seamlessly into the bright and airy living area, both of which enjoy beautiful estuary views that change with the tides and seasons.

A haven for birdwatchers and nature lovers alike, the apartment's outlook captures the ever-changing scenery of this protected wildlife haven. Adding to the charm, the scenic St Ives Bay Line passes quietly between the property and the estuary, its small local train providing a touch of nostalgia as it winds its way between St Erth and St Ives.

### OUTSIDE

The property is complete with a private parking space conveniently located just outside the communal front entrance, providing easy and secure access to the building.

### SERVICES

Mains Drainage, water, gas, and electricity. Gas Central Heating - combi boiler new in 2023. Airconditioned  
Leasehold - \*\* Years remaining

### VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

### DIRECTIONS

Travelling westbound on the A30 towards the roundabout at the end of the Hayle bypass, take the A3074 towards St Ives.

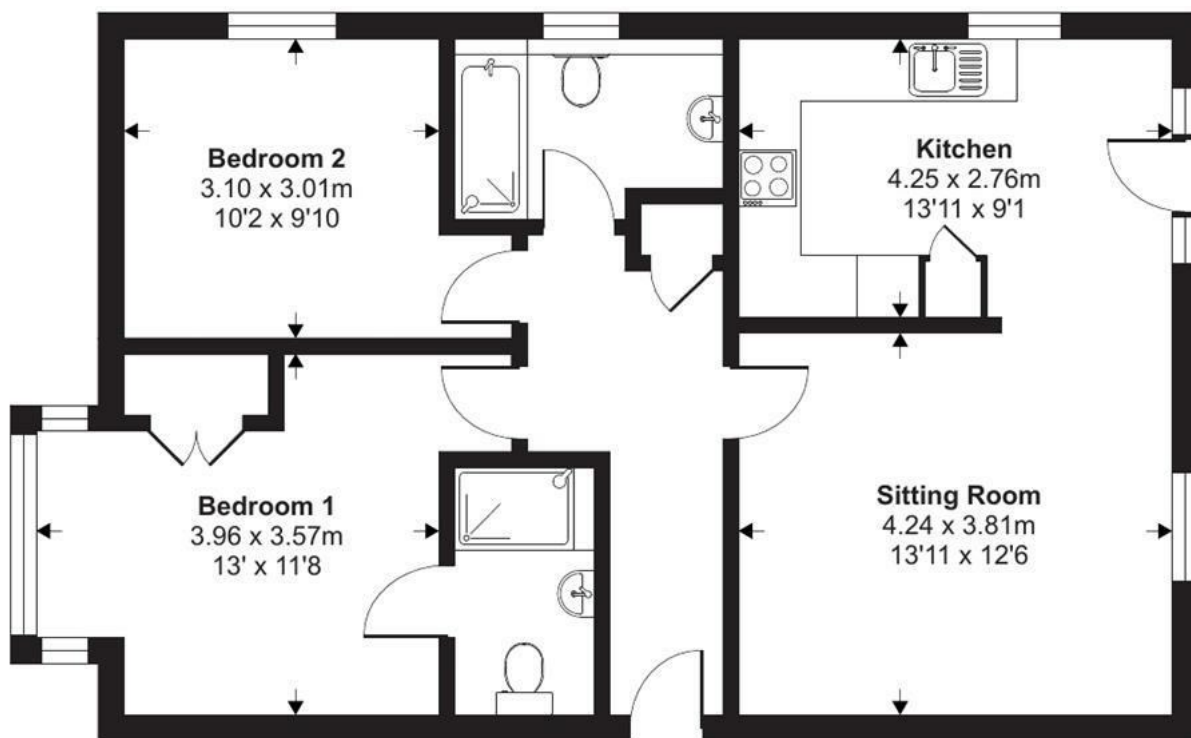
At the first roundabout, take the second exit, then take the first left into Lelant Saltings. Gadwall Rise will be the second entrance on your right. Follow the road around to the left, and the building will be clearly visible at the end.

What3words ///responses.factoring.spun



Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale

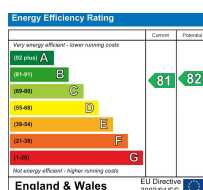


**First Floor**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1376248

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.



61 Lemon Street, Truro, Cornwall, TR1 2PE

01736 223222

westcornwall@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London