



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8857

Offers over £1,000,000

The Edge,
95 Gwithian Towans, Hayle, Cornwall, TR27 5BU

FREEHOLD



Arguably one of the finest positioned beachside homes in Gwithian Towans, perched above 3 miles of golden sand, wrapping around St Ives Bay – with panoramic views from the open ocean, Godrevy Lighthouse and miles of undulating countryside across and beyond the St Gothian Sands Nature Reserve. A striking, award winning architect designed home, constructed in 2016, offering spacious 3 double bed roomed, 2 bath/shower roomed accommodation in an exceedingly sought after setting within Gwithian Towans, with no passing traffic and an exceptional degree of peace, privacy and tranquillity.





SUMMARY OF ACCOMMODATION

Entrance hall, family bathroom, 3 double bedrooms (1 en-suite shower), kitchen/dining room, triple aspect sitting room.

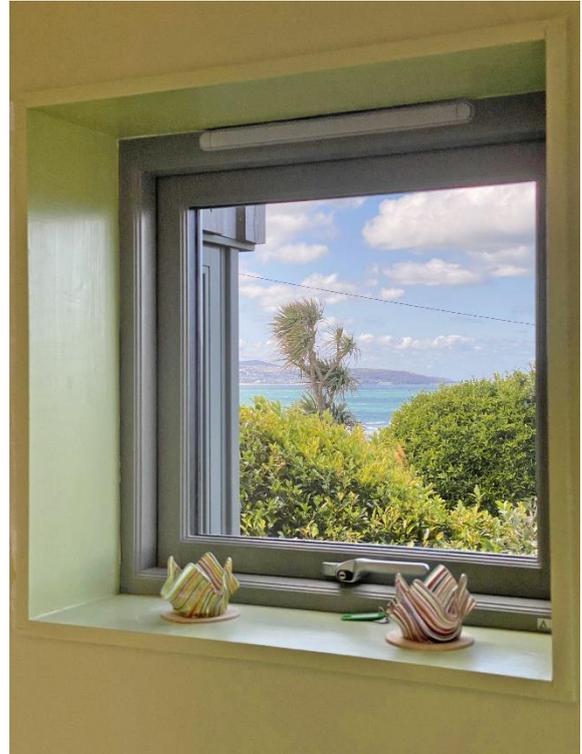
Outside: parking for 2 vehicles, storage shed, hot and cold outside shower, level lawned and raised decked rear garden with miles of undulating panoramic views.

DESCRIPTION

The Edge as its name would suggest, is all about location, location, location! Positioned on the far eastern periphery of Gwithian Towans in an exceedingly private spot with no passing vehicular traffic and an open vista to the rear across many miles of undulating farmland, protected nature reserve and golden sandy beach with the wild Atlantic Ocean beyond. Whilst a number of beachside homes within the Towans have been offered for sale over the years, The Edge is arguably one of the best opportunities, either as a permanent home as our clients have enjoyed, or as a holiday home/investment opportunity.

This award winning home was designed by its architect owner and has been carefully considered to provide wonderful open vistas, as much privacy as is possible, unexpected bonus views and intriguing voluminous accommodation, almost all of which under open vaulted ceilings, flooded with natural light from much glazing and Velux windows.

Comprising three good sized double bedrooms, all under vaulted ceilings with engineered oak flooring, LED lighting and fitted storage cupboards, the principal bedroom and bedroom 2 with beautiful views over the nature reserve and countryside beyond. Both the principal bedroom and family bathroom are beautifully appointed with high quality sanitaryware and bespoke jointless Corian flooring. The kitchen/dining room is in the heart of the home and offers a fantastic entertaining space in isolation, or as part of a larger living space open through a wide arch to the sitting room with its near full wall of glazing across its rear offering a near 180° panoramic vista. Finished to exacting standards throughout and to be sold in turn key order.



Outside, The Edge has a lovely level garden which enjoys a truly spectacular backdrop, an area of level lawn bordered by mature rugged hedged boundaries, with a raised timber deck accessed off the sitting room, from all of which is a fabulous view. There is also an outdoor hot and cold shower. An absolute must is a timber gate leading from the garden into the Towans and down onto the beach only 200 metres away, one of Cornwall's most iconic beaches offering 3 miles of immaculate golden sands wrapping around St Ives Bay.



LOCATION

Gwithian is a delightful coastal village with its pretty church and pub at its heart, surrounding sand dunes and Cornwall's longest beach on its doorstep. The lifeguard manned arcing sandy coastline of St Ives Bay is the longest uninterrupted stretch of beach in Cornwall and offers countless surfing breaks which between them work in many swell directions. The area is also known nationally as



a kite surfing and windsurfing hotspot with many world class talents hailing from the area – including a kitesurfing freestyle multiple world champion. The beach and surrounding area is also perfect for more sedate activities with the South West Coast Path leading from the sand dunes, up past Godrevy Lighthouse and over the cliffs, whilst birdwatchers will enjoy the Hayle Estuary and the Lelant Saltings.

There are several excellent golf courses nearby with Tehidy being nestled in beautiful woodland and Lelant being one of only two Links courses in Cornwall. Around 20 minutes' drive away to the south are Marazion and Penzance which between them offer dinghy racing and yacht sailing in the shadow of the National Trust owned St Michael's Mount. It is a convenient and accessible location with quick access to the A30 expressway which runs throughout Cornwall and links it to the motorway network at Exeter. There are mainline railway stations at both Hayle and Camborne, again providing access throughout the county, as well as to London Paddington, which is around 5 hours away.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

A navy composite front door opens into:-

ENTRANCE HALLWAY. Doors to the bathroom, all three bedrooms and a near full glazed door opening into the kitchen/dining room - borrowing a direct view of the nature reserve beyond. Initially hessian matting continuing through to wide engineered oak hardwood flooring and lit by inset LED downlighters, with painted timber panelled walling. Two very large storage cupboards, one with fitted shelving the other housing the Worcester combination gas boiler and pressurised hot water cylinder, plus further access into the loft storage space.

FAMILY BATHROOM. Beautifully appointed with contemporary sanitaryware comprising a panelled Roca bathtub with mixer tap and handheld shower attachment, wall mounted wash hand basin and concealed low level flush wc plus walk-in glazed shower enclosure with rainfall shower head. Flooded with sunlight from a large Velux window from its monopitch vaulted ceiling and over truly original white jointless Corian flooring and fully tiled to all walls. Further lit by contemporary inset LED downlighting and warmed by a tall chrome ladder style heated towel rail.



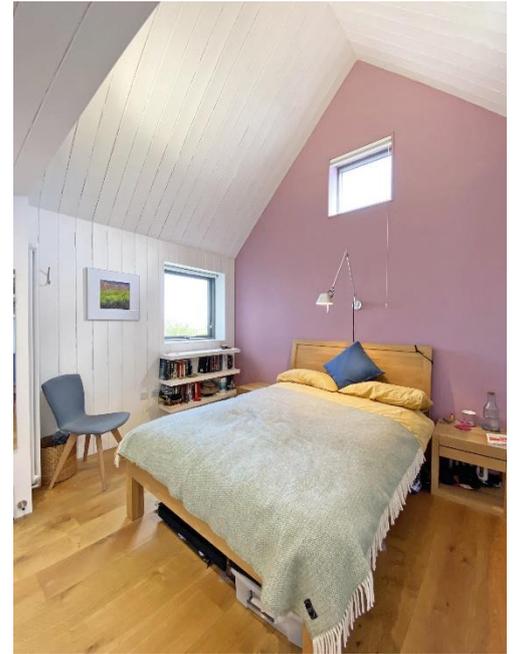
BEDROOM 2 – 9'3" min x 8'3". A good sized double bedroom with mid height deep sill window to the front, flooding the room with natural sunlight from its south facing orientation, high level window on its western elevation to make the most of the evening sunlight. A spectacular room under exceptionally tall vaulted ceiling with painted timber panelling, a continuation of the wide board engineered oak flooring, warmed by tall wall mounted radiator. Storage cupboard/wardrobe.



BEDROOM 3 – 10'5" x 8'4". Another spacious double bedroom, again under exceptionally tall vaulted ceiling with painted timber panelling with a large double glazed window to the rear offering a spectacular view over the garden and out into the nature reserve with the undulating dunes beyond. Continuation of the wide board engineered oak flooring and warmed by a wall mounted tall radiator, plus a useful storage cupboard/wardrobe.

BEDROOM 1 – 12'4" x 8'3" min. A wonderful space, dual aspect with a large deep sill window to the rear allowing the panoramic view over the garden, to the nature reserve beyond and undulating farmland along the horizon, further flooded with light

from a high level window on its easterly aspect. Continuation of the wide board engineered oak flooring, further lit by inset LED spotlights with a tall wall mounted radiator and access to a double wardrobe/storage cupboard, wide arch opening into:-



EN-SUITE SHOWER ROOM. Comprising oversized glazed walk-in shower enclosure with rainfall shower head, wall mounted wash hand basin, low level concealed flush wc. Much like the family bathroom, the unique polished white Corian flooring and contemporary grey wall tiles with a large Velux window flooding natural light from the sunny southerly elevation, further lit by LED downlighters and warmed by a chrome ladder style heated towel rail.

KITCHEN / DINING ROOM
– 20'8" x 9'4" min. Another truly magnificent space, flooded with light from two Velux windows on the sunny southerly roof, plus a high level westerly facing window and further boxed corner window making it a wonderful space, clearly defined as a kitchen area and separate dining area, all of which with a wide board engineered oak flooring and under exceptionally tall vaulted ceilings, further lit by feature pendant light fittings or 5amp lighting circuit and warmed by a tall wall mounted radiator.



KITCHEN AREA. Beautifully appointed with off-white Shaker style door and drawer units under square edge speckled blue granite worktops with an undermounted inset 1½ bowl stainless steel sink and drainer, fitted with a full range of appliances including a five ring gas hob with extractor fan over, mid height fitted double oven, undercounter Smeg dishwasher, concealed washing machine/tumble dryer, integrated fridge and separate freezer. Open to:-

DINING AREA. A fantastic entertaining space with a wide square arch which in turn opens through to the sitting room but also borrows the most spectacular panoramic view of the garden, over the dunes to the nature reserve and out to the ocean beyond Godrevy Lighthouse. A wide arch opens through to:-



SITTING ROOM – 20'8" x 12'4". The finest space of all the accommodation on offer, a very large triple aspect room, flooded with natural light from its near full wall of glazing which

opens to the garden and offers a spectacular view over the dunes to the nature reserve and beach beyond with many miles of open ocean, rugged Towans and farmland from a 180° vista, plus a surprising bonus view from its westerly aspect to St Ives across the bay. Under wonderful open vaulted ceiling with an additional south facing Velux window and warmed by a feature Clearview log burning stove on a slate hearth with continuation of the engineered oak flooring and two further wall mounted tall radiators.



OUTSIDE

To the front, residents enjoy free access and parking over the common freehold land, ahead of a small granite chipping courtyard, an ideal bin storage space with a metal shed housing the propane gas cylinders and twin doors opening to a very useful storage shed, ideal for surfboards, bodyboards and bicycles etc. A timber gate opens to the side passing an outdoor shower with both hot and cold running water, with the pathway continuing around the side and into the back garden.



The back garden is a wonderful private space, one of only a handful within the Towans that can offer an uninterrupted open aspect over the immediacy of the dunes to the golden sands of the beach beyond, to Godrevy Lighthouse and miles of open ocean beyond, framed by beautiful nature reserve and miles of undulating countryside and farmland in the distance. The garden is rugged and much akin to its location, beachfront and wild, comprising an area of level lawn bordered by Cornish hedging and post and wire fence, with a raised timber deck, accessed off the sitting room. The whole rear garden enjoying a easterly aspect with sensational views and a timber gate opening out onto the Towans, with a walk down to the beach taking only a few moments.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR27 5BU.

SERVICES – Mains water and electricity. Private Klargestor drainage system. LPG fired central heating and hot water boiler.

FREEHOLD – The Edge and its garden to be sold on freehold basis, plus access over the wider common freehold of Gwithian Towans.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

DIRECTIONS – From Gwithian, take the coastal road towards Hayle and then take the right hand turning into the lane which leads through the sand dunes and down to Gwithian beach car park and Gwithian Towans. Upon reaching the car park on your left hand side and Sunset Café on your right hand side continue straight ahead and when you can proceed no further, bear right passing between 2 chalets, signposted Numbers 80-114. Bear around to the right following the sweeping left hand bend and then take the first left hand turning, The Edge, number 95 will be found straight ahead of you

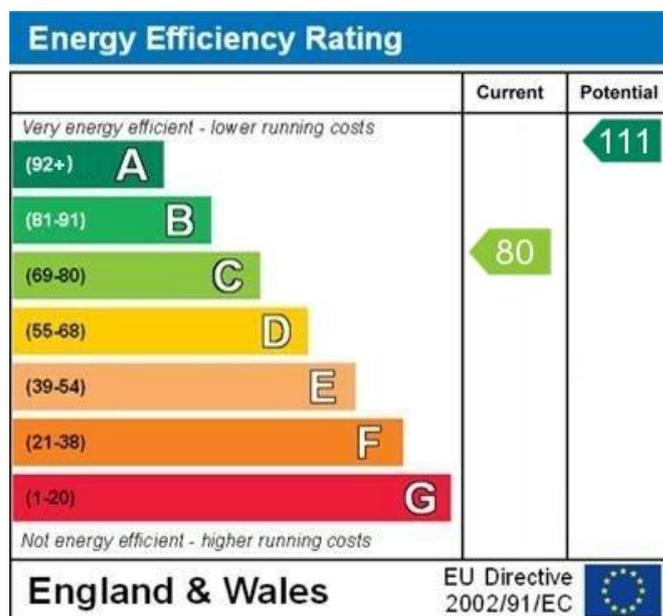
AGENT’S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT’S NOTE 2 – Please seek confirmation from your own independent financial advisor in respect of mortgageability, as it is probable that The Edge would not be suitable for lending with most mainstream lenders.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

