



Gwithian

Cornwall

An architecturally striking luxury new home with expert contemporary craftsmanship, exquisite specification and wonderful sea views, just 1 mile from the coast

Lighthouse View, Gwithian, Cornwall, TR27 5BW

Godrevy Beach 1 mile, Hayle 3 miles, West Cornwall Golf Club 7 miles, St. Ives 10 miles, Penzance

11 miles, Truro 18 miles, Cornwall Airport (Newquay) 29 miles

Features:

Entrance hall | Extensive open plan kitchen/dining/living room | Utility | Cloakroom | Principal bedroom suite with walk-in-wardrobe | Four further bedrooms | Study | Two bathrooms | Family room

Swimming pool | Sunken courtyard | Private electric gated driveway | Sun terrace | EPC - TBC





The property

Lighthouse View is an extraordinary new home of unrivalled quality, specification and expert craftsmanship with beautiful coastal views to Gwithian Beach and Godrevy Lighthouse.

Situated on a quiet no through lane, it offers relaxing rural privacy in a wonderfully discrete setting, yet this luxurious home is only 1 mile from the coast.

With a tip of the cap to its surroundings, the barn shape dwelling is juxtaposed by a dramatic and impressive architectural design to create a spectacular contemporary home. Modern detailing from natural materials, notably the long lines demonstrated in charred thermopine and Accoya vertical timber cladding are both striking and aesthetically pleasing.

The property is currently under construction with completion anticipated towards the end of 2024, allowing early buyers to discuss personalisation of finishes.

Two large barns are connected by an impressive, glazed entrance lobby with Italian porcelain tiles and a sedum roof, leading to the three main areas of the property, boasting over 3200 sq. ft of accommodation.

The main hub of the home is a colossal C. 39'x20' triple aspect open plan kitchen/dining/living room. With immense vaulted ceilings and expansive glazing to the gable end enhancing those wonderful sea views and doors opening to the south facing sun terrace and pool area.

Designed by Nolte Kitchens, the expert German craftsmanship comprises an L-shape layout with large breakfast bar/island and separate bar area, all with composite stone worktops and integrated Miele appliances. There is a useful adjoining utility room.

A few steps ascend to the upper floor leading to the principal bedroom suite. A showpiece of a bedroom, this exquisite and carefully designed

triple aspect room with a projected central bed position frames your morning sea view and extends to a private balcony. Vaulted ceilings, fabulous walk-in-wardrobe plus a bath and shower ensuite add a touch of class. The en-suite and bathrooms will feature luxury sanitaryware brands like Villeroy and Boch, Laufen or similar with contemporary chrome fittings, feature tiling and rainfall showers.

Also on this level are two further bedrooms, a family bathroom and study which overlooks the sheltered inner courtyard garden. Descending to the lower level, there are two further bedrooms including the guest room, a second bathroom and an extra sitting room/family room opening to the lower garden, for quieter moments away from the main living area.

Outside

With a Mediterranean feel, a beautiful southwest facing sun terrace with porcelain tiles and swimming pool around a focal swimming pool is the perfect place to enjoy a summers afternoon, seamlessly extending from the main living areas. Designed to be stylishly low maintenance, there are a selection of hard landscaped seating areas around the home as well as a lawn area, with well landscaped borders maintaining sheltered privacy. There is a generous private gated driveway with parking for multiple vehicles.

Location

The property is situated moments from the charming village of Gwithian on the north Cornish coast, with this stretch of golden sands famed for its stunning beaches reaching from Godrevy over 3 miles to Riviere Towans.

Godrevy Lighthouse is a picturesque landmark, a view of which is clearly enjoyed from the property. The areas expansive dunes and grasslands make it a tranquil setting for wildlife whilst beaches are a surfing hotspot. Nearby Hayle (3 miles) and St. Ives (10 miles) offer a choice of amenities and schooling.





St. Ives is a charming seaside town in Cornwall, renowned for its artistic community, stunning beaches, and picturesque harbor. It's famous for its clear light, which has attracted artists for centuries, including luminaries like Barbara Hepworth and Bernard Leach. The town is dotted with art galleries, showcasing a diverse range of works inspired by its coastal beauty. St. Ives also boasts beautiful sandy beaches, including Porthmeor Beach, popular for surfing, and Porthminster Beach, known for its golden sands and calm waters.

The maze of cobbled streets are lined with shops, cafes, and restaurants offering locally sourced seafood and Cornish delicacies. The iconic Tate St. Ives gallery overlooks Porthmeor Beach, showcasing contemporary art alongside pieces inspired by the local landscape. It's a vibrant and cultural hub, attracting visitors from around the world.

Truro, approximately 25 miles away, offers the county's leading scholastic, business and shopping facilities. The city also has a main line railway station to London Paddington whilst Newquay Airport on the north coast offers daily scheduled flights to London Gatwick Airport as well as departures to several other national and international destinations.

Directions

Follow the SATNAV for TR27 5BW and our for sale board will be visible at the start of the lane. Alternatively, use what3word: important.skidding.roaming

General Information

Services: Connected to mains water and electric, private bio digester drianage with air source heat pump wet under floor heating system throughout.

Tenure: Freehold

Local Authority: Cornwall Council

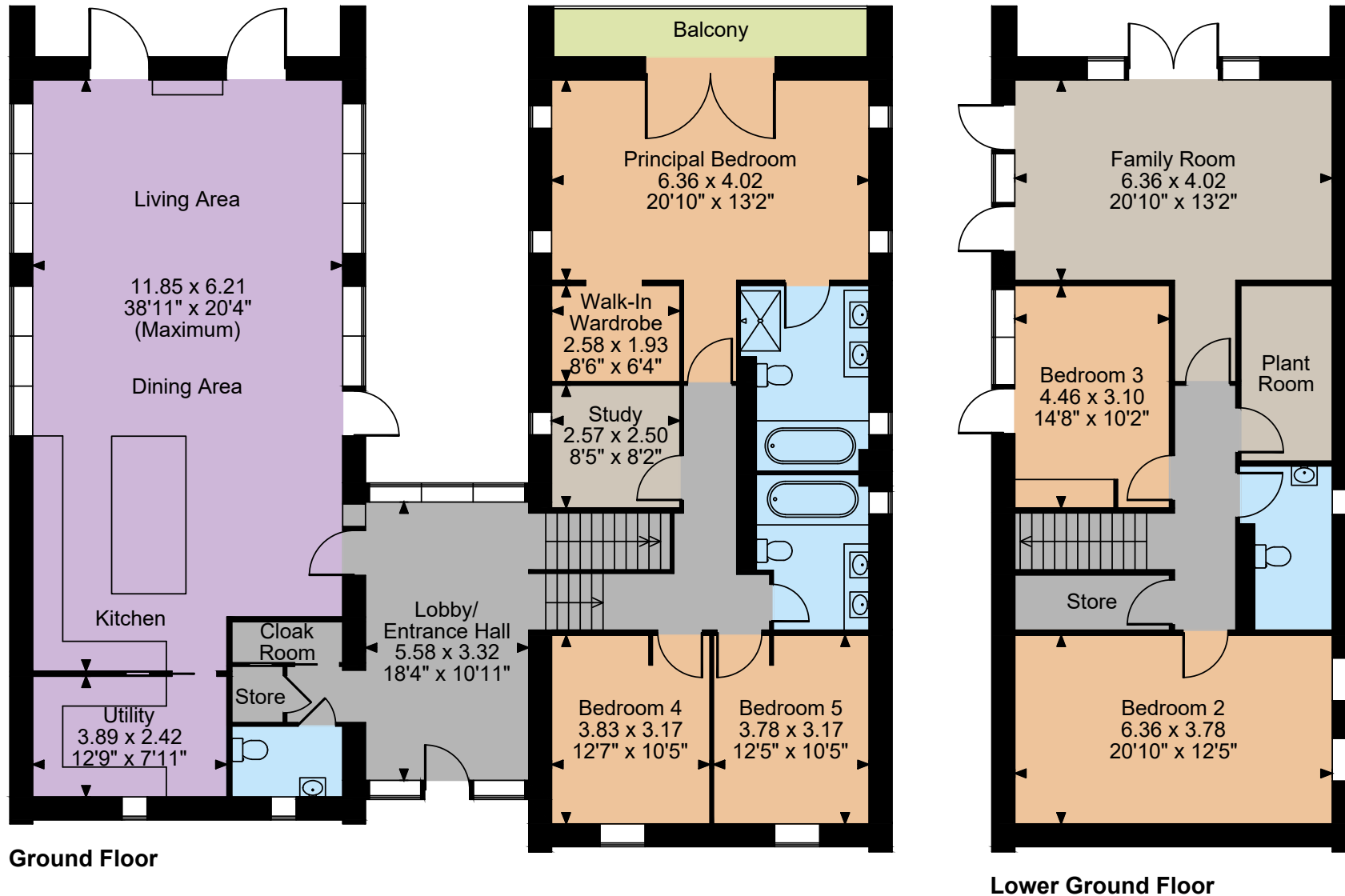
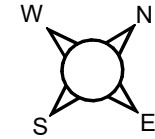
Council Tax: TBC

Guide Price: £2,500,000

N.B. many images within the brochure are computer generated.



Internal Area 3,225 sq ft (300 sq m)
 Balcony External Area 66 sq ft (6 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592391/SS

Strutt & Parker Cornwall
24 Southernhay W, Exeter, EX1 1PR

01872 301 664
cornwall@struttandparker.com
struttandparker.com

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Over 45 offices across England
and Scotland, including Prime
Central London



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024 particulars prepared April 2024 Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT PARKER