Strawberry Lane

Hayle

TR27 5HS

Guide Price £550,000

- **OPEN HOUSE EVENT SATURDAY 10TH OCTOBER 10am - 12pm**
- **STAMP DUTY PAID ON ANY PROPERTY RESERVED ON THE OPEN DAY**
- STUNNING OPEN-PLAN LIVING WITH VAULTED CEILINGS
- BESPOKE HOWDENS KITCHENS WITH AEG APPLIANCES & STONE WORKTOPS PLUS SEPARATE UTILITY ROOMS
- CONTEMPORARY WOOD BURNER & PATIO DOORS TO ENCLOSED GARDENS
- ENERGY EFFICIENT AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING
- GENEROUS THREE / FOUR BEDROOM ACCOMMODATION
- INTEGRAL GARAGE, EV CHARGING POINT & FIBRE BROADBAND
- EXCELLENT ACCESS TO HAYLE, THE A30 & NEWQUAY AIRPORT
- RESERVATIONS NOW BEING TAKEN

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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 1566.00 sq ft

3

2

2

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PROPERTY DESCRIPTION

Introducing an exceptional collection of just three individually designed detached bungalows, enviably positioned along the highly sought-after Strawberry Lane in Hayle. Combining timeless elegance with contemporary comfort, these beautifully crafted homes offer an exclusive lifestyle within a private and intimate setting. With construction now underway, prospective buyers have the rare opportunity to view the first bungalow during the early stages of development and appreciate the quality and attention to detail firsthand.

Each home has been thoughtfully designed to provide a perfect balance of luxury, practicality, and modern living, featuring flexible three/four-bedroom accommodation tailored to suit a variety of lifestyles. The impressive master suite benefits from a stylish private en-suite, while the additional bedrooms offer generous proportions ideal for family living, guests, or home office space.

At the heart of each property lies a stunning open-plan lounge, kitchen, and dining area — a beautifully light-filled space created for both relaxing and entertaining. A striking vaulted ceiling enhances the lounge area, adding architectural character and a wonderful sense of openness, while a contemporary wood burner creates a warm and inviting focal point. Large patio doors open seamlessly onto the rear enclosed garden, allowing natural light to flood the living space and providing the perfect connection between indoor and outdoor living.

The bespoke fitted kitchen by Howdens will be finished to an exceptional standard and complemented by premium stone worktops and a range of integrated AEG appliances, creating a stylish yet highly functional space for modern living. A separate utility room provides additional practicality and convenience.

Luxurious bathrooms and en-suites have been carefully specified with contemporary fittings and finishes to create elegant and calming spaces, while the large integral garage offers excellent storage and versatility.

Designed with comfort and efficiency in mind, each home will benefit from an air source heat pump with underfloor heating throughout, delivering energy-efficient, future-ready living. The properties will also be connected to mains water, electricity, and drainage, together with fibre broadband availability and an EV charging point for added convenience.

Attention to detail continues throughout the interiors, with high-quality LVT wood-effect flooring fitted to the open-plan kitchen/dining area, utility room, hallway, and bathrooms, while the lounge and bedrooms will be finished with carpets for added warmth and comfort. LED lighting will be installed throughout, complementing the contemporary design and energy-efficient specification of the homes. Internal walls will be finished in a crisp white décor, creating a bright and neutral backdrop ready for buyers to personalise. Purchasers reserving early in the build process may also have the opportunity to select their preferred flooring finishes, subject to the stage of construction and developer agreement.

Externally, the homes continue to impress with private frontages, parking for two vehicles, and generous plots designed to maximise privacy while remaining easy to maintain. The enclosed rear gardens will be laid to turf and enhanced with thoughtfully planted shrub borders, creating attractive outdoor spaces ready to enjoy from the moment you move in. A shared driveway serves only these three exclusive residences, further enhancing the sense of exclusivity.

Built with a strong emphasis on quality craftsmanship, energy efficiency, and low-maintenance living, these homes are perfectly suited for those seeking a sophisticated and future-ready property without compromise. Offering style, comfort, and exclusivity in one of Hayle's most desirable locations, this is a truly rare opportunity to secure a beautifully designed new home.

For added peace of mind, each property will be supplied with a 10-year Architect's Certificate.

Please note that upon agreement of a sale, a non-refundable solicitor lodged reservation deposit of £5,000 will be payable to secure the property.

LOCATION

Perfectly positioned on the highly regarded Strawberry Lane, these exceptional new homes enjoy a highly convenient setting on the edge of Hayle — one of Cornwall’s most sought-after coastal towns. Renowned for its stunning golden beaches, scenic coastline, and relaxed lifestyle, Hayle offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, and leisure facilities, together with easy access to the nearby harbour and miles of beautiful coastline. The town continues to grow in popularity thanks to its excellent balance of coastal living and modern convenience, with a range of new amenities and developments enhancing the area.

Hayle also benefits from outstanding transport connections, making it an ideal location. The nearby A30 provides swift access across Cornwall and beyond, while Hayle railway station offers direct links to Truro, Plymouth, and London Paddington. Newquay Airport is also within convenient reach, providing regular domestic and international flights. Combining accessibility, lifestyle, and contemporary living, Strawberry Lane offers the ideal setting for these executive homes — perfectly suited to those seeking a stylish, well-connected property in one of Cornwall’s most desirable coastal locations.

AGENTS NOTE

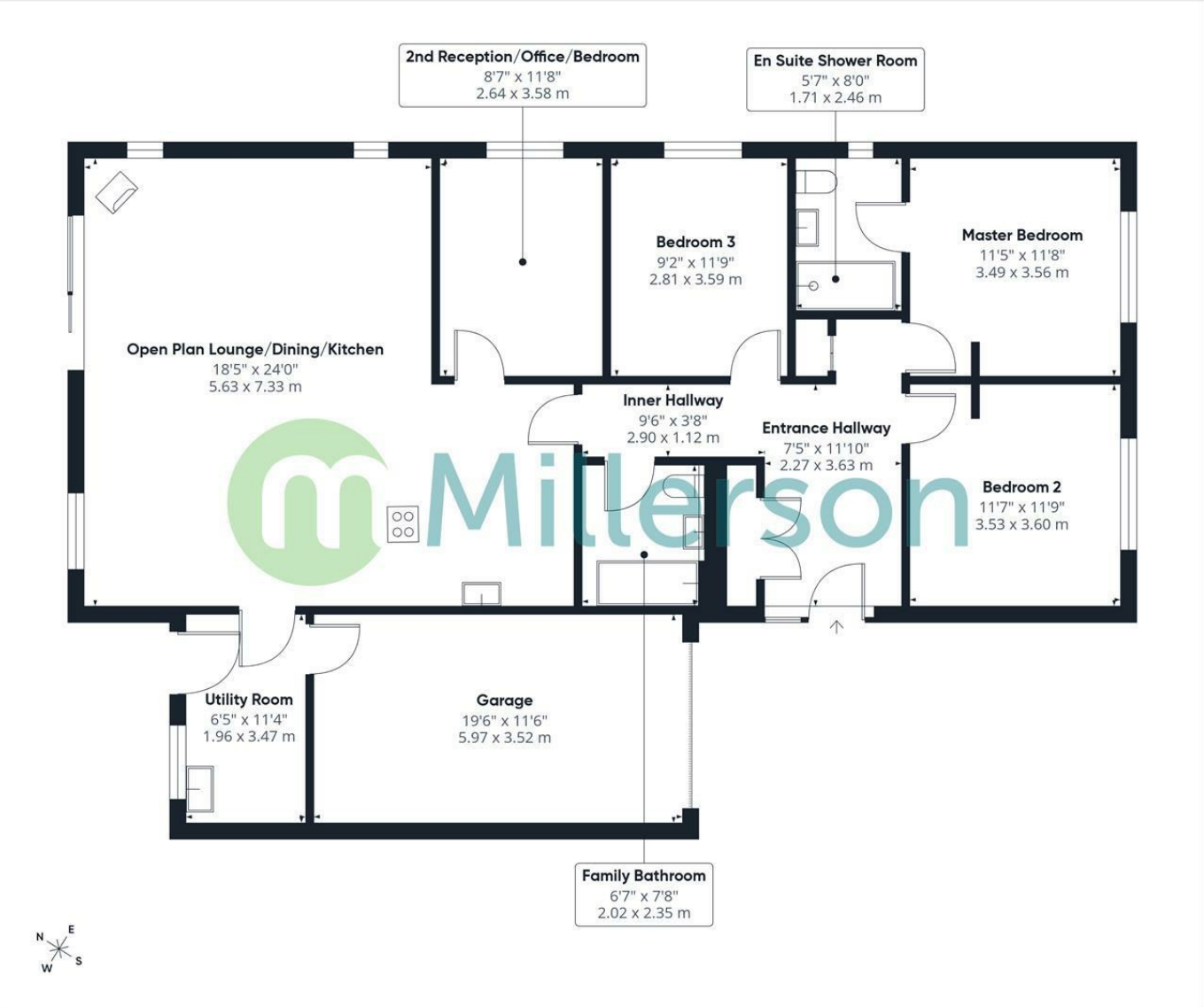
Plot 3 will own the access road, while Plots 1 and 2 will have rights of way over it. Any maintenance or upkeep costs will be divided equally between the three bungalows.

SERVICES

Mains Water, Electricity and Drainage. Central heating via air source heat pump.

DIRECTIONS

From our Hayle office, turn left onto Fore Street and continue along the main road. Proceed straight over the first mini roundabout, then take the right-hand exit at the second mini roundabout onto Guildford Road. Follow the road under the viaduct and take the next right onto Viaduct Hill. Continue along this road, passing Hayle Football Club on your left. Strawberry Lane Development is the next turning on the left-hand side indicated by a Millerson For Sale Board.



Approximate total area(1)

1566 ft²

145.5 m²

(1) Excluding balconies and terraces

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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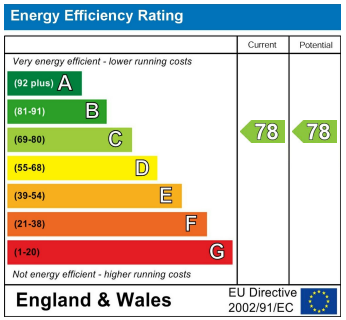

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