



Reawla Lane, Gwinear, TR27 5HH
Guide Price £425,000

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Could this be your escape to the country? Hunters Estate Agents are delighted to present this beautiful, detached cottage which boasts character features, established gardens, and off-street parking. Spacious yet cosy, stylish yet practical – it really does tick all the boxes. Currently configured as a two-bedroom cottage with an attached two-bedroom annexe – utilised by the current owners as a holiday let – this property offers flexibility in spades. Viewing highly recommended.







The Cottage

A charming gateway opens into a beautifully established country garden, where mature trees, shrubs, and flowering plants create a wonderfully private and idyllic retreat. The garden is predominantly laid to lawn, complemented by a raised decking area—ideal for alfresco dining or soaking up the afternoon sun. The front elevation of the property is equally enchanting, showcasing a handsome double-fronted design and characterful granite construction that exudes timeless appeal.

Step through the front door and into a welcoming open-plan lounge and dining area, full of character and charm. Beamed ceilings, exposed stonework, and not one but two wood-burning stoves create a warm and inviting atmosphere. Beautiful wooden floors and deep-set window seats—ideal for curling up with a good book—complete the picture. Continue through to the kitchen and you'll find handmade solid wood cabinets that perfectly capture the timeless appeal of country living. Beyond the kitchen you will find a useful utility room/ store, with a door leading to the back garden.

Upstairs, there are two generously sized bedrooms, both offering lovely views across the countryside, along with a well-appointed family bathroom.

The Annexe

The annexe enjoys its own private entrance, offering a fantastic sense of independence. On the ground floor, you'll find a cosy lounge and a well-appointed kitchen, complete with French doors that open out to the garden—perfect for bringing the outdoors in. There's also a convenient ground floor shower room. Upstairs, the accommodation continues with two charming bedrooms, full of natural light and charm.

The Gardens

This property enjoys the advantage of being set within beautifully mature, established gardens—offering both privacy and a picturesque setting. It also benefits from convenient off-street parking, making day-to-day living that little bit easier.



The Location

Tucked away in a peaceful spot, Reawla offers a real sense of rural calm while still keeping you connected. Set within the parish of Gwinear, the village has a friendly community feel, with its own local shop and a green playing field just down the road. You're only around 4.5 miles from Hayle—home to a vibrant mix of shops, cafés, and restaurants, plus those glorious three miles of golden sandy beaches. Whether you're after a surf, a seaside stroll, or a good Cornish pasty, it's all close at hand. Families will appreciate the nearby primary and secondary schools, and with the A30 within easy reach, getting to places like St Ives—just 10 miles away—is a breeze. It's the perfect spot for those seeking countryside charm with coast and convenience nearby.

Useful Information

Local Authority: Cornwall Council

Council Tax Band: C (Annex is A)

Tenure of property: Freehold

Services: Mains electricity, gas, water, and drainage

Broadband: Current provider BT. speeds 75 Mbps

Parking: Driveway and kerb space

Constructions: Original dwelling appears to be stone construction under pitched roof, more modern extensions are noted.

Listed? No

EPC: F28 (potential D59)

Conservation Area? No

Mobile Coverage: According to Ofcom Mobile Checker: Likely EE, 02, 3, Vodafone - good outdoor only





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		59
	28	
England & Wales		
EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Denotes restricted
head height

Reawla Lane, Hayle, TR27

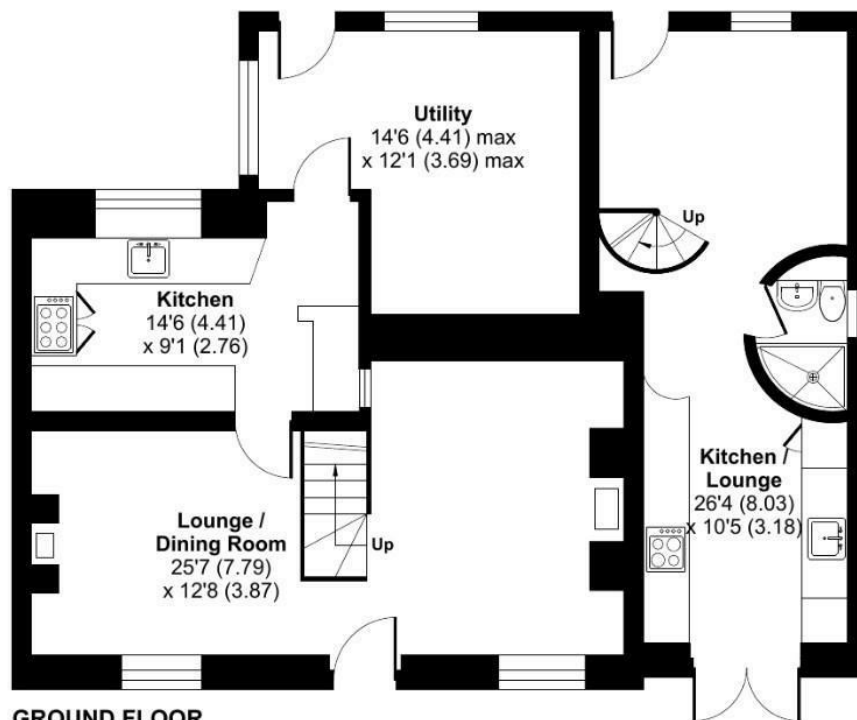
Approximate Area = 946 sq ft / 87.9 sq m

Limited Use Area(s) = 19 sq ft / 1.8 sq m

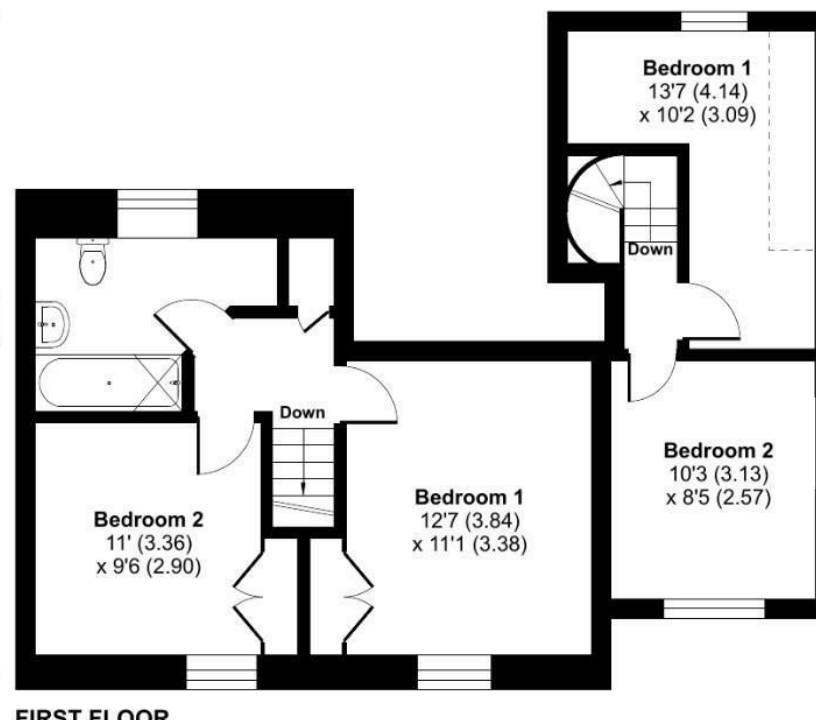
Annexe = 472 sq ft / 43.8 sq m

Total = 1437 sq ft / 133.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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