



£169,950 Guide Price

Brewery Court Hayle

Studio | 1 Bathroom

07751 768888 or 01736

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# Step Inside

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## Key Features

- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ROOM/KITCHEN WITH VAULTED CEILING
- FULLY FITTED KITCHEN WITH BREAKFAST BAR
- MEZZANINE BEDROOM WITH BUILT IN STORAGE
- SHOWER ROOM. AMPLE STORAGE.
- SEPARATE DOWNSTAIRS STORAGE ROOM WITH POWER & LIGHT
- PARKING SPACE. ATTRACTIVE COMMUNAL COURTYARD.
- LEASEHOLD 972YRS REMAINING WITH SHARE OF FREEHOLD
- COUNCIL TAX BAND A EPC 43E

## Main Particulars

This must-see apartment is situated within the attractive Grade II listed building at Brewery Court. Believed to have originally formed part of an historic brewery complex that served the busy harbour town. The building has been thoughtfully and carefully restored to retain its character and history while being sympathetically converted into stylish residential homes.

The apartment offers well thought out accommodation arranged over two floors and is well presented throughout. Consisting of an entrance hall which leads through to the kitchen area, steps up take you to the impressive open plan double height lounge area which creates a sociable and comfortable living space, the A-frame structure, adding charm and highlighting the building's original architectural character. There is also a well-appointed shower room and storage cupboard on this floor.

From the entrance hall stairs take you to the good-sized mezzanine bedroom which has a skylight and fitted storage.

Additional benefits include double glazing and under-floor heating.

The apartment would make an excellent home, second home, or holiday let with secure entry and private allocated parking.

### THE PROPERTY

Accessed via the attractive communal paved courtyard to the front of the building, steps take you up to the entrance doors to three of the apartments in the building.

There is a well-kept entrance hall, communal area, ideal for bike storage, and stairs up to the first floor.

Door to number 6.

### ACCOMMODATION

The front door opens into

### ENTRANCE HALL

Space for coat hanging. Engineered wood floor. Underfloor heating. Electricity consumer unit. Stairs to mezzanine

Door to

### IMPRESSIVE OPEN PLAN LIVING/KITCHEN WITH DOUBLE HEIGHT VAULTED CEILING AND LARGE FEATURE DOUBLE GLAZED WINDOWS

### KITCHEN AREA 3.1m x 2.9m (10'1" x 9'5")

**Beautifully presented with attractive cream gloss kitchen units, wall mounted cupboards, base units and drawer. Stainless steel bowl and ½ sink and drainer. Butchers block worktop and breakfast bar. Integral under worktop fridge. Integral washing machine (recently replaced) Electric oven with ceramic hob and extract over. Ceramic tiled floor. Underfloor heating. Roomstat. Spotlights. Smoke detector.**

**Steps from the kitchen up to**

### **LIVING ROOM AREA 3.28m x 3.28m (10'7" x 10'7") – 4.6m (15') in Alcove**

**Very large (2.78m x 2.9m) attractive grey double glazed wood frame feature windows, with low opening sliding windows, matching grey wood louvred exterior shutters and fitted vertical blinds.**

**The double height in the living room is a particularly nice feature of the apartment with exposed A-frame timbers, beams and a view up to the mezzanine and skylight.**

**Engineered wood floor with underfloor heating. Roomstat. Fitted wall lights.**

**From the kitchen area there is a door to a small inner hallway and further door to the**

### **SHOWER ROOM 2.81m x 1.19m (9'2" x 3'9")**

Fully tiled shower enclosure with glass screen and sliding door. Electric Mira Sport shower. Pedestal wash hand basin. Close coupled WC. Downlighters. Extractor. Overhead light. Ceramic tiled floor. Underfloor heating. Roomstat.

Door to

### **USEFUL UNDERSTAIRS STORAGE CUPBOARD**

Large enough for a Hoover, ironing board etc.

From the first-floor hallway, stairs rise to the second floor

### **MEZZANINE BEDROOM 4.2m x 4.1m ( 13'8" x 13'4") (measurements not into storage)**

**This is a lovely light open space, with storage, vaulted ceiling, exposed timbers and an open view to the living area below.**

**Skylight with fitted blind. Handrail/balustrade to two sides. Engineered wood floor. Underfloor heating. Roomstat. Wardrobe with double doors, hanging rail and shelf. Smoke detector.**

**Cupboard housing Ariston instant water heater with shelves over.**

### **STORAGE CUPBOARD 1.72m x 2.0m (5'6" x 6'5")**

There is a private storage cupboard in the downstairs (ground floor) communal hallway with power and light connected. Shelves. Ceramic tiled floor. Smoke detector.

### **PARKING**

There is one allocated parking space and an area for visitors parking.

## **SERVICES**

Mains electric, water and drainage. Electric heating.

## **COUNCIL TAX**

Band A

## **AGENTS NOTE**

The property is leasehold and has the remainder of a 999 year lease from 2009 and a share of the freehold.

Annual Service Charge £1085.

## **LOCATION**

Sea Lane is located in the coastal town of Hayle, a popular destination in West Cornwall known for its long sandy beaches and relaxed seaside atmosphere. The area sits close to the beautiful stretch of coastline around Hayle Beach, making it particularly attractive for walkers, surfers, and families who enjoy spending time by the sea. Hayle itself has a strong local community and offers a range of everyday amenities, including independent shops, cafés, and supermarkets, while still retaining the charm of a traditional Cornish town. The town is also well-positioned for exploring nearby coastal spots such as St Ives, which is only a short drive away and famous for its harbour, galleries, and beaches. Overall, Sea Lane benefits from a peaceful coastal setting while still being within easy reach of the wider attractions and natural beauty that Cornwall is known for.

## **DETAILS DISCLAIMER**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not specifically itemised within these particulars are deemed removable by the vendor.



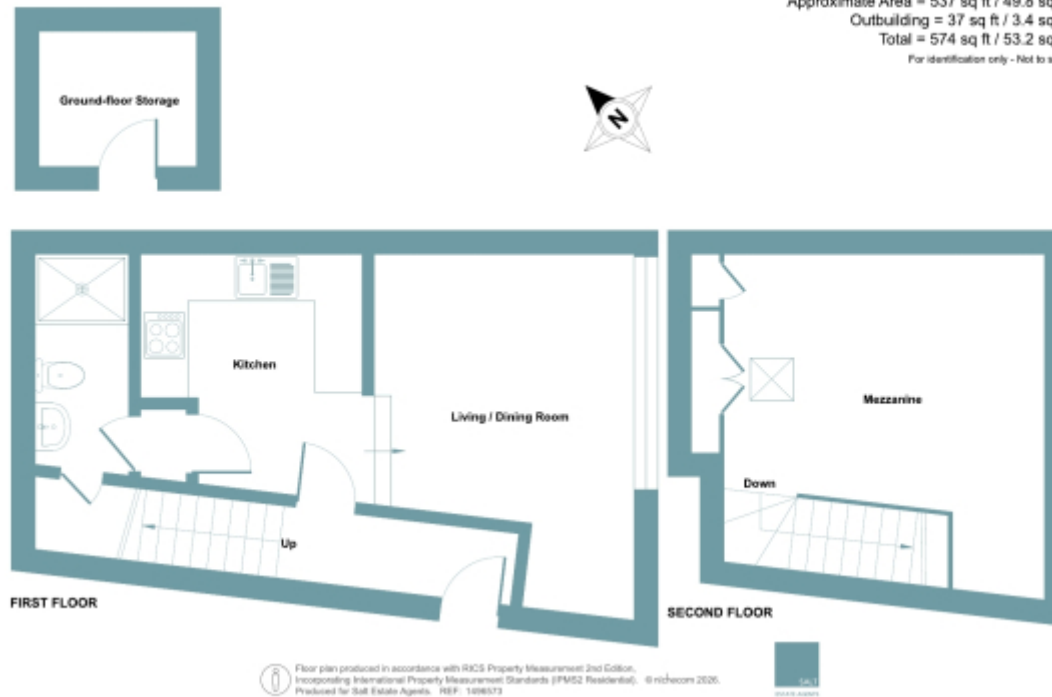
## Brewery Court, Sea Lane, Hayle, TR27

Approximate Area = 537 sq ft / 49.8 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 574 sq ft / 53.2 sq m

For identification only - Not to scale



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    | 46 E      |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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