

**FOR SALE**



**Riviere Towans, St Ives Bay**  
**Guide Price £650,000**

  
**MARTIN&CO**



## Morrep / Sea Shore

Guide Price £650,000

- CLIFF-TOP LOCATION
- STUNNING VIEWS OF ST IVES BAY
- TWO MINUTE WALK TO BEACH
- IDEAL LOCATON FOR SURFING
- RECENTLY RENOVATED

*Sea Shore, or 'Morrep' in Cornish, is a lovely, detached, three-bedroom, beach-side bungalow, perched on the cliff above Hayle Towans Beach, with stunning views of the bay.*

Sea Shore, or 'Morrep' in Cornish, is a lovely, detached, three-bedroom, beach-side bungalow, perched on the cliff above Hayle Towans Beach and just a 2 minute walk to 3 miles of golden sand, stretching all the way to Gwithian and Godrevy! With stunning views across St Ives Bay, this beautifully presented bungalow is a must-see if you are looking for coastal living!

Whether you are looking for a family home, to retire by the sea, or a holiday home, Morrep truly has something for everyone. What's more, this beautifully presented bungalow is ready to move into, so the new owners can fully appreciate all that the area has to offer from day one!





Recently renovated, there is a modern, fitted kitchen which is well equipped with electric ceramic hob, oven and grill, fridge - freezer and dishwasher. A spacious lounge, with a cosy log-burner, has patio doors which extend the interior space into the sun-drenched conservatory to make the most of the coastal panorama, perfect for taking in the sunset across to St Ives whilst enjoying a glass of wine! Additionally there are three spacious bedrooms, a family bathroom, a utility area with washing machine and dryer.

Outside there is a secluded, wrap-around garden with a lawn and a seating area to enjoy the splendid views, the perfect space for a BBQ. There is a garage with a fully equipped shower room, with toilet and a large sink at the rear, which is perfect when coming back from the beach. There is also a garden shed and a warm outdoor shower, ideal for sandy toes, surfers and dogs! There is parking for 3 vehicles on the driveway. Wheelchair and pushchair access down to the beach can be found a few minutes' walk from the house via The Bluff Inn carpark.

Morrep encourages you to relax from the moment you arrive, with some of the best that Cornwall has to offer literally on your doorstep. St Ives is only a short drive away with its Tate Modern Art Gallery and Barbara Hepworth Museum to name a few of the many attractions. You will enjoy wandering through the maze of narrow cobbled streets, independent shops and fishermen's cottages and there are many restaurants and cafes to sample! This part of the coast is one of the most sought after locations in South West Cornwall for surfing and kitesurfing and boards can be hired on the beach for surfing and stand up paddle-boarding (SUP).

EPC D

Council Tax Band C

Utilities: Mains Electric, Water and Drainage

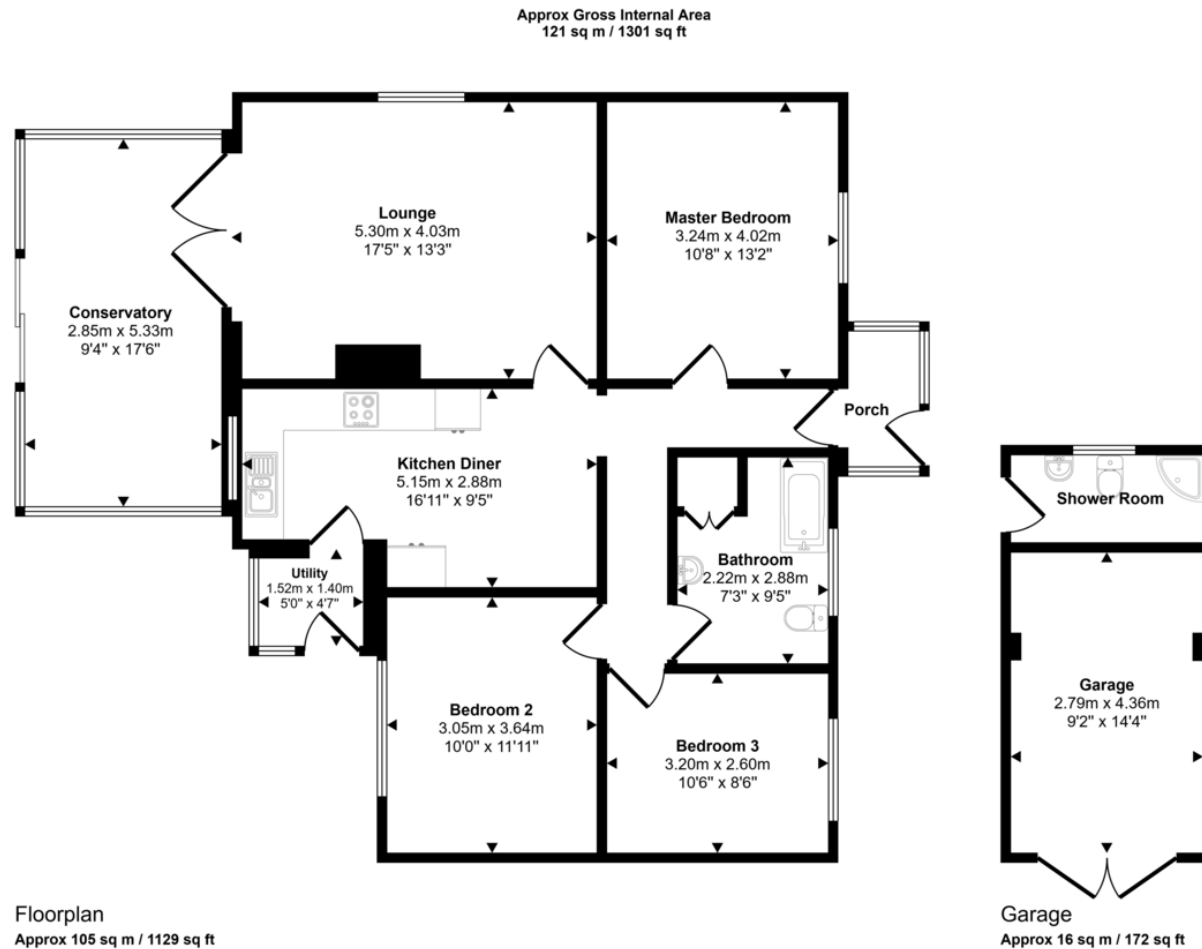
Owned Solar Panels

Efficient Electric Heating

Floor Area : Approximately 828 sq ft / 77 sq m

Rental income of over £50k per year.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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