

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Stunning panoramic views and sunsets over St. Ives, slow morning coffee on the deck, watching the fishing boats coming and going, stargazing, seal spotting, and long evening meals watching the surf roll in... Ridgeway is a captivating space which occupies an enviable location at the highest point of



D14 Ridgeway Riviere Towans
Hayle, TR27 5AF

£385,000

VR Tour

Please see the link to the virtual tour of the property. This will give you a full and comprehensive view of the property. Measurement tool included.

Entrance

Entrance lobby with feature stained glass front door. Large storage area with coat hooks.

Toilet

Including a toilet and small window to the side aspect.

Shower Room 8' 8" x 4' 1" (2.64m x 1.24m)

Large walkin shower cubicle, sink unit with drawers. Window to the side aspect.

Kitchen 6' 7" x 14' 1" (2.01m x 4.28m)

Fully fitted kitchen with floor and wall cupboards, sink, built in oven and hob with extractor, dishwasher, washing machine and fridge freezer.

Living Room 10' 6" x 15' 4" (3.19m x 4.67m)

Large living space with dual aspect panoramic views. Sofa, easy chairs, dining table and chairs, patio doors to deck. TV and wall mounted heater.

Master Double Bedroom 10' 2" x 13' 3" (3.1m x 4.05m)

Master bedroom with double bed, wardrobe, chest of drawers, TV, chair and large window offering views across the bay. Wall mounted heater.

Twin Bedroom 6' 7" x 11' 6" (2.01m x 3.5m)

Twin bedroom with two single beds, wardrobe, wall mounted heater, window with views over the park and beyond.

Decking

A new addition for 2023. Built to give the best of the views. The glass cuts out the breeze while keeping the view. The views must be seen to fully appreciate. They are amazing! Underneath the deck is a large, secure storage area.

Outside

Property is accessed via a grass slope and some steps. Parking is at the bottom of the slope. To the side of the property is a picnic bench with panoramic views.

Occupancy

This property to be used from the first Saturday in February to the first Sunday in November. The Christmas period is the 15th Dec - 4th Jan. Outside of these dates the properties can be used from 8:00am to 10:00pm (day hut).

Site fees

All properties at Riviere Towans are Freehold. There is an annual site fee for general grounds maintenance of £678.94 including VAT for the 2023/2024 year (Subject to adjustment in Sep23). Please see driftwoodproperties.co.uk/riviere-towans for general information about the park.

Furnishings

All properties we sell come fully furnished and ready for use. For full details about fittings and any items that will be excluded from the sale please contact the office.

Development

Properties at Riviere Towans can be extended to a maximum size of 680 sq ft. The cost of land will be based on a straight £25 per square foot (£269.10 Sq. M) basis regardless of the increase in the size of the property. A planning application fee will also be applied to cover the cost involved in administering the planning application. This will range from £150 - £500 depending on the scale of the work. Finally owners are required to pay the Management Company's legal costs.

Stamp Duty

Stamp Duty is based on the non residential calculation rather than residential and second home producing a much lower stamp duty payment. Example: £250,000 purchase price = £2,000 SDLT payment.

Beach Access & Location

From the Riviere Towans park there is direct access down onto Hayle beach.

