



The Big Beach House



# The Big Beach House

70 Riviere Towans, Hayle, TR27 5AF

100m from the Beach - Hayle Train station 1.2 Miles - St.Ives 9 Miles

Available for the second time in 70 years, The Beach House is a substantial (nr. 4000 sq ft) coastal villa, originally built in 1908 for a sea captain, offering breathtaking, far-reaching views from Riviere Towans across to St Ives Bay.

- Substantial Property
- 3900 Square Feet
- Successful Holiday Let
- Ample Parking
- Freehold
- Uninterrupted Sea Views
- Coastal Location
- 8 Bedrooms
- Flexible Accommodation
- Council Tax Band G

## Guide Price £1,695,000

### SITUATION

The Beach House is a substantial coastal villa, originally built in 1908 for a sea captain, offering breath taking, far-reaching views from Riviere Towans across to St Ives Bay.

Occupying one of the finest positions on Riviere Towans, the property is set along its own private lane with beautifully maintained gardens, just above the famous three-mile sandy beach of Hayle. With its uninterrupted, west-facing sea views, the home enjoys stunning sunsets over the Atlantic.

### THE PROPERTY

The Beach House is a substantial coastal villa, originally built in 1908 for a sea captain, offering breath taking, far-reaching views across to St Ives Bay.

Upon entering through the front sunroom, you are welcomed into a grand hallway showcasing elegant period features, including ornate archways, intricate corning, and tessellated tiled flooring.

Off the central hallway are four spacious double bedrooms, one of which boasts spectacular sea views. The generous sitting room, filled with natural light, seamlessly connects to a recently added conservatory, creating an exceptional space to appreciate the property's coastal setting year-round. A glazed wooden partition leads into an additional sitting room, complete with a wood-burning stove, enhancing the home's warmth and charm.



Further along the hallway, you'll find a shower room and a family bathroom, before reaching the impressive 27ft country-style kitchen. This inviting space features classic shaker units, a range cooker, and all the character of a traditional Cornish country kitchen. Adjacent to the kitchen is a large utility/pantry storage room and an additional washroom.

A staircase from the central hallway rises to the first floor, where four more large double bedrooms enjoy elevated coastal views. This level is served by a family bathroom.

A separate external staircase provides independent access to the first floor, adding a high degree of flexibility to the accommodation, whether for multi-generational living, holiday rental potential, or guest quarters.

### OUTSIDE

The property is approached via its own private driveway, leading to a spacious rear parking area, capable of accommodating multiple vehicles.

To the front of The Big Beach House, a large lawned garden provides uninterrupted coastal views, creating a stunning and peaceful outdoor setting. One side of the garden is bordered by elderflower trees, offering natural privacy during the summer months.

A large timber summer house is perfectly positioned to take full advantage of the breathtaking sea views year-round. Additionally, a block-built garage offers versatile space, ideal for storage, a studio, or even additional accommodation, subject to the necessary consents.

At the rear, an additional block garage and separate outdoor storage areas provide ample space for beach equipment, water sports gear, or general storage, enhancing the home's practicality and coastal lifestyle appeal.

### SERVICES

Mains Water, electricity, and private drainage.

Oil Fired Central Heating.

Solar PV installed

### VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

### DIRECTIONS

From the Hayle Roundabout on the A30 take the third exit into Hayle. Pass Lidl and continue over the roundabout towards Hayle. At the petrol station turn right into Lethian Lane. Follow this road past the pub and around the bends and Riviere Towans will be evident on the left hand side. Continue past the main entrance and as the road bears to the left, follow the road around and The Big Beach House will be evident at the end of the drive.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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