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The Old Beach House



# The Old Beach House, 45 Riviere Towans, Phillack, Hayle, Cornwall, TR27 5AF



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

The Old Beach House is a substantial coastal property offering breathtaking, far-reaching views from Riviere Towans across to St Ives Bay.

- 3 Bed Main House
- Stunning Location
- 1 Bed Guest Suite
- 3 Baths/1 Shower Room
- Income Potential
- Balcony
- Gardens
- Direct Access to the Coast Path
- Freehold
- Council Tax Band D & A

Guide Price  
£1,475,000



## SITUATION

The Old Beach House is a substantial coastal villa, originally built in 1924, offering breathtaking, far-reaching views from Riviere Towans across St Ives Bay.

Occupying a prime frontline position on Riviere Towans, just a three-minute walk from the beach with direct access to the South West Coast Path, the property is set within beautifully maintained gardens, positioned just above Hayle's renowned three-mile stretch of golden sand. With uninterrupted, north-west-facing sea views, the home enjoys spectacular sunsets over St Ives Bay.

## THE PROPERTY

At the heart of the property is a spacious, light-filled, and beautifully presented dual-aspect living kitchen. This modern kitchen features a central island, an excellent range of base and wall units, Belling electric multi-oven range cooker with induction hob, dishwasher and SMEG fridge-freezer. With ample room for a dining table and sofas, the space is enhanced by a wood burner and benefits from direct access to the large garden - perfect for summer months.

A true standout feature of this room is the floor-to-ceiling sliding doors, which frame far-reaching coastal views across St Ives Bay and flood the space with natural light.

Leading from the kitchen/dining area is a spacious, traditional sitting room, with a wood burner for cosy winter evenings, which opens into a welcoming rear study, with a separate WC off. This creates a large, versatile living space filled with natural light, highlighted by a large bay window that takes full advantage of the property's prime location.

Continuing through the study are two well-presented double bedrooms, one of which enjoys the stunning coastal views the property is renowned for.

A modern, well-appointed family bathroom serves these two ground-floor bedrooms.

The entrance hallway opens to a useful shower room, and superb utility room, which can be accessed from both the main house and the guest suite, with a range of wall and floor units, washing machine and under-counter freezer.

Stairs rise from the kitchen/diner to the master bedroom suite, which commands the property's finest views.

This large double bedroom benefits from a generous dressing room, a stylish en-suite bathroom, and ample eaves storage. The master suite is further enhanced by a superb inset balcony, offering panoramic views over St Ives Bay.

## GUEST SUITE

The remainder of the ground floor has been cleverly partitioned to create superb one bedroom overspill accommodation, finished to the same high standard as the main house.

This space offers a dining room/sitting room, large double bedroom enjoying the fantastic sea views, and bathroom. A private external door provides added flexibility and independent access from the main house.

## OUTSIDE

To the front of the property, there is a large gravelled area providing parking for several vehicles.

A selection of outbuildings offers excellent storage for all of the equipment that comes with a beach-side lifestyle, cleverly keeping everything neatly tucked away.

A sheltered, sunny south-facing courtyard seating area also sits to the front of the property, providing a peaceful spot to relax.

The rear of the property truly highlights its exceptional location. Extensive decking creates a superb space for entertaining while offering breathtaking sea views.

The beautifully landscaped garden features several areas to sit and enjoy the property's prime position.

A garden bench commands spectacular, front-row views across Carbis Bay and St Ives — the perfect setting for admiring the stunning sunsets over the bay.

At the far end of the garden, a private gateway offers direct access to the South West Coast Path and the beach.

## SERVICES

Mains Water, Drainage and Electric.  
Mobile Signal EE, Three, O2 and Vodafone all limited (Ofcom)  
Ultrafast Broadband available (Ofcom) \_ Fiber Cable to the property

## 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 Supermarket and continue over the roundabout towards Hayle. At the petrol station turn right into Lethlean Lane.

Follow this road past the pub and around the bends and Riviere Towans Chalet Park will be evident on the left hand side.

Continue past the chalet park entrance and mini-market and follow the road around the left-hand bend.

The Old Beach House will be evident on your right hand side, with a telegraph pole and two palm trees beside the entrance to the driveway.







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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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