



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR41621205

£695,000

Thiseldo C3, Riviere Towans,
Hayle, Cornwall, TR27 5AF

FREEHOLD



Arguably Cornwall's best positioned holiday home.

Found in the most sensational, frontline, world class setting above Hayle Beach, the Estuary, Porth Kidney Sands and overlooking St Ives Bay to both Carbis Bay and St Ives harbour itself. Completed in 2022, a highly specified 2 bedroomed detached beachside chalet, enjoying a sunny westerly aspect, decked sea facing terrace, useful basement storage and allocated parking – immediately adjacent to the path down to the beach.





SUMMARY OF ACCOMMODATION

Entrance hall, sea facing open-plan living/dining/kitchen, 2 bedrooms, family bathroom.

Outside Composite decked sea facing terrace, undercroft basement store rooms and utility room. 1 parking space.

DESCRIPTION

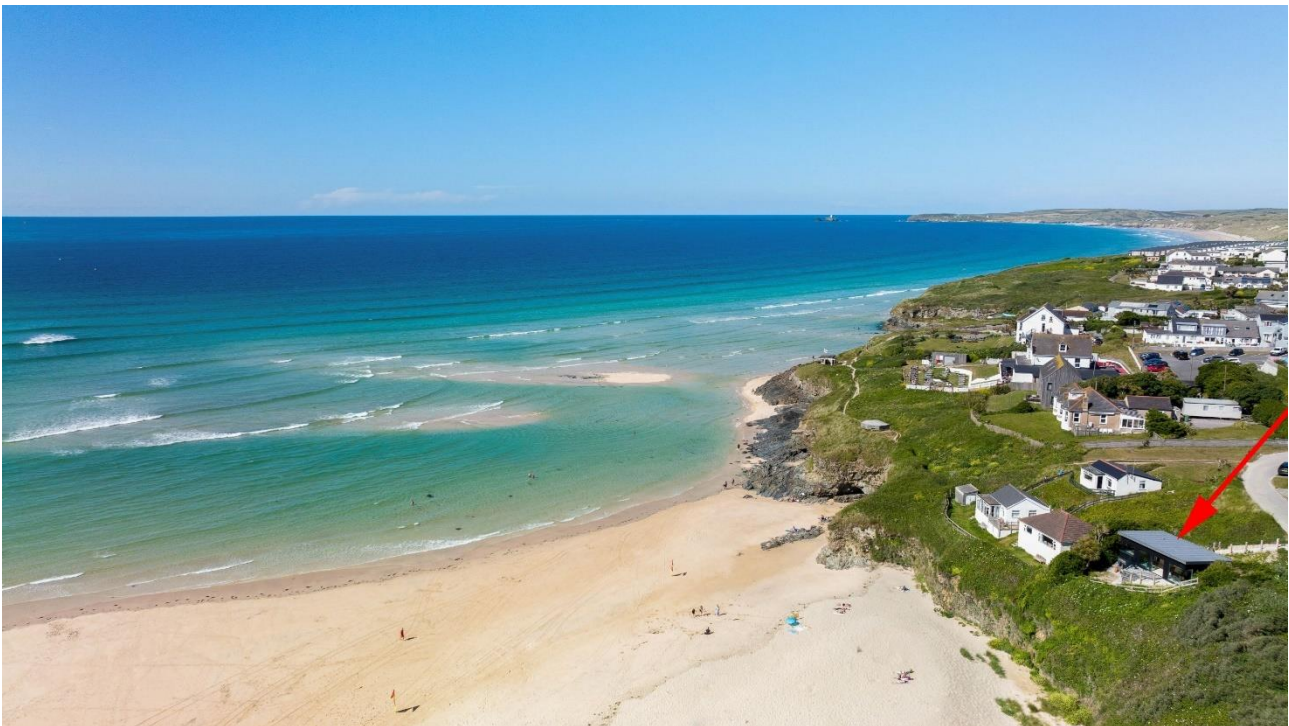
This is undoubtedly one of Cornwall's best positioned properties, in a frontline setting enjoying a completely uninterrupted, mesmerising panorama across Hayle beach, the Hayle Estuary, Porth Kidney Sands, Carbis Bay, St Ives harbour and many miles of open Atlantic Ocean, with a westerly orientation to the rear and enjoying the best of the afternoon and evening's sunshine and magnificent sunsets over the bay.

The chalet was completed by our clients early in 2022 and boasts exquisitely appointed, high quality bijou accommodation with two bedrooms, one lavishly appointed bathroom and an open-plan living/dining/kitchen spread across the entire breadth of the rear enjoying the most awe inspiring view from its much glazed façade.

The chalet benefits from a parking space for one vehicle and undercroft basement storage space beneath the composite decked balcony overlooking the beach. There is also an undercroft utility room with plumbing and space for the washing machine and dryer and also houses the pressurised hot water cylinder.

It cannot be emphasised enough how truly breathtaking the position is, with the ever changing tidal view across Hayle Estuary being a host to an array of water sports, azure blue waters and with immediate access onto the path which descends to the golden sand beach below.

This is a holiday home and is occupancy restricted, it cannot be a main residence nor can it be let on an Assured Shorthold Tenancy, but it can be let on a holiday basis between 12th February and 1st November, and also for 10 days before and 10 days after Christmas. Between 1st November and 12th February access to the properties at Riviere Towans is restricted, excluding the Christmas weeks, and access is only permitted for maintenance works etc., to be completed, with no building work permitted after 12th February and before 1st November.



LOCATION

The beach below the property is right at the mouth of the Hayle Estuary with near white sands and the famed clarity of light across St Ives Bay creating azure waters with the constant interest of the changing of the tides and the comings and goings of fishing boats from Hayle harbour. The surrounding sea is alive with wildlife with regular sightings of seals, dolphins and groups of diving gannets in the fertile waters of the estuary mouth. The area is perfect for swimming, kayaking and paddleboarding and is renowned as one of the United Kingdom's best locations for windsurfing and kitesurfing as 'lakes' of shallow water form around the edge of the estuary. These lakes often remain after the tide goes out creating perfect warm water swimming pools for children.

For those interested in surfing the 3 mile long beach, stretching all the way to Godrevy Lighthouse, is the perfect place to learn and progress as the generally easy waves at Hayle beach progressively become larger as the beach changes name to Mexico and then Gwithian and Godrevy. Lifeguards operate all along the beach throughout the season. The Hayle Surf Lifesaving Club is just above the beach and is where plenty of children each year begin their love of the sea. Competitions are organised between the various clubs around

Cornwall for all age groups including some on the beach here. The area is also popular with runners with Hayle Running Club being one of the largest in Cornwall and there is also a friendly group who primarily run in the sand dunes and surrounding trails.

Within a short walking distance of the property are two pubs, one overlooking the sea and there is also a general convenience store that is open throughout the season.

On the other side of the estuary is the West Cornwall Golf Club overlooking St Ives Bay. About 15 minutes' drive away to the north east is Tehidy Golf Course and the publicly accessible Tehidy Woods. It is also only about 15 minutes' drive to the south coast beaches around Marazion where one will find the world famous St Michael's Mount. St Ives is also about 15 minutes' drive away and here one will find a picture postcard harbour surrounded by quaint streets filled with cafés, restaurants and art galleries including Tate St Ives. It is also possible to walk to the train station in Hayle and take the branch line from St Erth straight to St Ives. Hayle is on the main Penzance to Paddington line therefore providing an easy way to visit the capital.

Hayle has many excellent facilities including supermarkets, local retailers, doctors, dentists, legal professionals, a local hospital, private and state schooling. In addition, the A30 expressway passes around the outside of Hayle giving quick access to the motorway network at Exeter and throughout the county to the surrounding glorious countryside and coastline.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Part glazed composite front door leads into the:-

ENTRANCE HALL Where one is immediately met with the panoramic view across the Hayle Estuary to Porth Kidney Sands and onto Carbis Bay thereafter, with the entrance hall opening through to the open-plan living/dining/kitchen, family bathroom and separately a pocket door opening through to bedroom 1 – with the entrance hall also benefitting from a recessed area ideal for the storage of coats, shoes, etc.

OPEN-PLAN LIVING / DINING / KITCHEN – 28'10" x 10'2" maximum measurements

A magnificent triple aspect room arranged in three distinct areas, with nearly the entire rear elevation boasting full height glazed windows and doors overlooking the beach, Hayle Estuary, Porth Kidney Sands, Carbis Bay, into St Ives harbour and across many miles of open ocean. To one end of the room is a cosy seating area adjacent to a near full height corner window overlooking the beach, the centre of the room, the kitchen area and to the far end, tucked in the corner with a dual aspect corner window overlooking the beach, a dining area. In the



centre of the room, full height sliding glazed doors open to a composite decked balcony terrace overlooking the beach.

KITCHEN Beautifully appointed with a range of fitted wall and base units with mismatching colour tones beneath, square edged Silestone worktops, 1½ bowl sink and carved drainer and mixer tap, undercounter fitted Bosch oven with four ring induction hob and extractor fan over, concealed slimline Bosch dishwasher and integrated fridge/freezer.



BEDROOM 1 – 11' x 8'8" A good sized double bedroom, positioned to the front of the chalet with two tall double glazed windows, with fitted bedroom furniture including a double bed with bedside tables and in-built lighting plus open fronted wardrobe providing shelving and hanging storage.



BEDROOM 2 – 6'7" x 6'6" Double glazed window to the front, a single bedroom currently arranged as a bunk bedroom with fitted storage.

FAMILY BATHROOM Lavishly appointed with Lusso sanitaryware comprising low level concealed flush wc, bath with mixer rainfall shower head and separate handheld attachment over, wall mounted vanity unit wash hand basin with mixer tap, above which is a demisting mirror. Warmed by a ladder style wall mounted heated towel rail and lit by a range of inset LED downlighters with high level obscured double glazed window on the front elevation.



OUTSIDE

Approached off the open-plan living/dining/kitchen, a composite decked balcony with railing enjoying a sunny westerly aspect with the most magnificent panorama across the beach immediately beneath you, across the Hayle Estuary, Porth Kidney Sands and across the coastline thereafter, with the most magical sunsets and the very best of the afternoon sunshine.



Paved steps descend to a lower area of the garden where access is possible to an undercroft dry store beneath the entirety of the accommodation, a separate useful storage cupboard and lastly into a crawl in **UTILITY ROOM** with plumbing for a washing machine, tumble dryer and hot water cylinder.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR27 5AF.

SERVICES Mains water, drainage and electricity.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

TENURE Thiseldo is being sold as a freehold title for the land that the property sits upon and including the property only. The steps which descend from the Towans Road to the property is held on a Licence Agreement and the gardens which immediately surround Thiseldo are held on a larger shared freehold title vested in the Management Company for Riviere Towans. A service charge is payable per annum in the sum of £300 to cover roadway maintenance, bin collection and maintenance of the communal grounds. Pets are permitted at Riviere Towans.

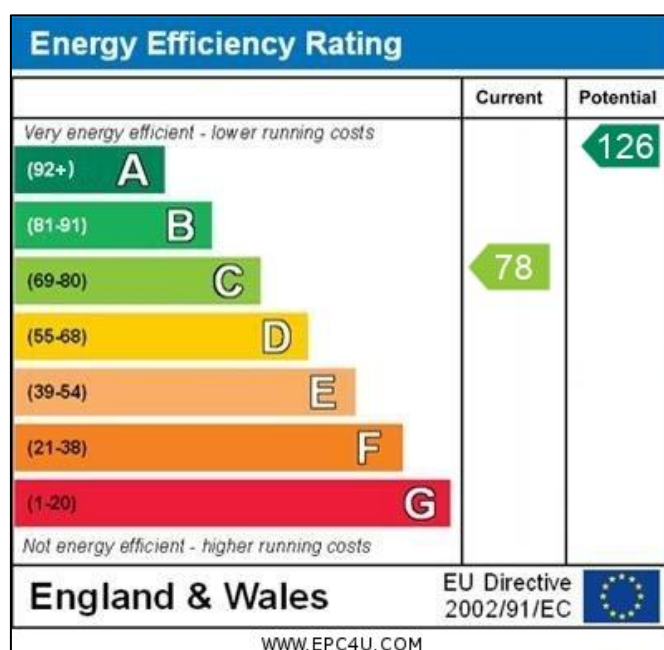
DIRECTIONS Proceeding westbound on the A30, take the fourth exist at the Hayle roundabout towards Hayle itself and proceed straight ahead at the next double mini roundabout and proceed towards the town centre. Adjacent to the Texaco Garage on the left hand side, take the right hand turning signposted towards The Towans and follow this road all the way to its culmination entering Riviere Towans with the sea straight ahead of you and turn left towards The Bluff Inn. Proceed along the Towans Road, passing The Bluff Inn on the right hand side and after a short distance Thiseldo will be found on the right hand side. For the purposes of viewing, we recommend that viewers park in the car park before the property and make their way on foot.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

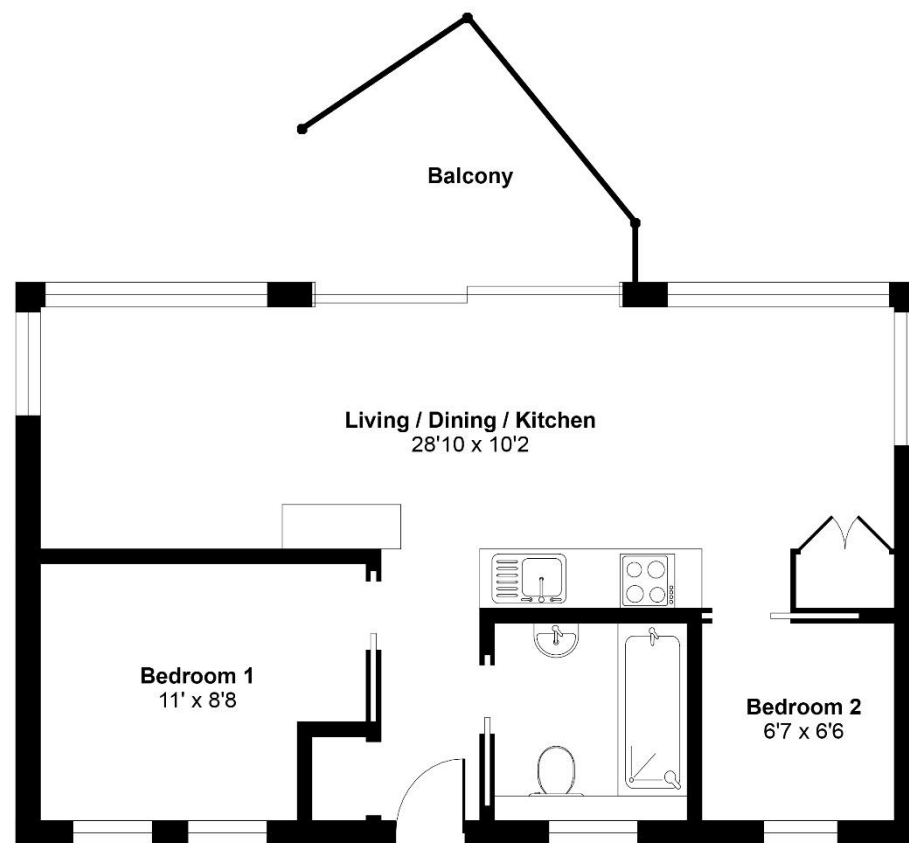


Not to scale – for identification purposes only.

Riviere Towans, Phillack, Hayle

Approximate Area = 500 sq ft / 46.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025.
Produced for Lillcrap Chilcott. REF: 1262165

