



Glen Coath



Hayle 2 miles - St Ives 9 miles

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## Superb Holiday chalet in a prominent position on Riviera Towns

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- Magnificent Coastal Position
- Seaside Chalet
- 3 Bedroom
- Kitchen
- Living Room
- Parking
- Freehold
- Zero Rate Council Tax

Offers Over £250,000

### SITUATION

Glen Coath is situated within the highly regarded Riviere Towans, a spectacular coastal location just a short walk from the beach and water's edge. One of the finest stretches of coastline in Cornwall, Hayle beach stretches for three miles to Godrevy Lighthouse.

From the Riviere Towans park there is direct access down onto Hayle beach and the new development on North Quay in Hayle. This will provide great access to a range of shops and restaurants within walking distance.

Nearby is the town of Hayle, a popular holiday destination providing a good range of local facilities including shops, banks and restaurants together with the internationally renowned bird sanctuary at Paradise Park. One of the most important assets of this historic town is the harbour, a site for significant and exciting regeneration. The Hayle Estuary is also an invaluable feeding ground for migratory birds, in spring and autumn. Bird watchers come from far afield to observe.

Within driving distance is the picturesque harbour town of St Ives, a mecca for artists and tourists alike with a plethora of golden sandy beaches.

There is a mainline railway station linking with London Paddington whilst the Cathedral City of Truro is approximately nineteen miles distant.

### THE PROPERTY

Glen Coath is one of the original chalets on this site dating back to the 1930's. It has remained within the same family for many years as a much enjoyed seaside chalet.

The chalet enjoys a prominent position with elevated sea views over toward St Ives and

Carbis Bay. The Property is currently used as a successful holiday let, offering three bedrooms, living room, kitchen and outside sun terrace.

### OUTSIDE

Off Street parking is available with the chalet.

### SERVICES

Mains water, electricity and drainage.

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

### 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 on the left 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.

### SITE FEES

All properties at Riviere Towans are Freehold. There is an annual site fee for general grounds maintenance of £646.61 including VAT for the 2021/2022 year.

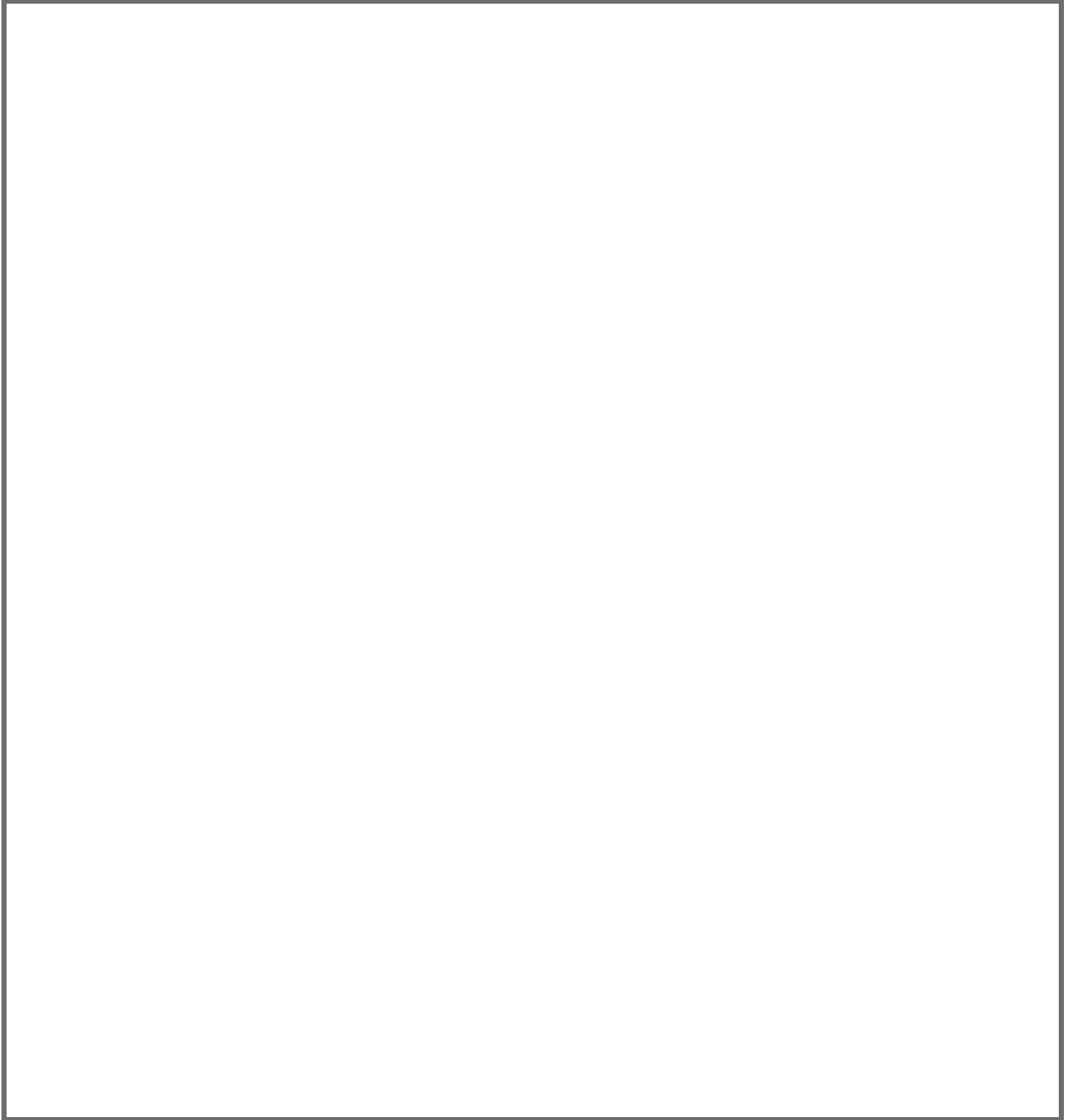
### OCCUPANCY

The chalet has an extended stay certificate.

### PLANNING

The Chalet has approved plans for a larger chalet to be erected onsite in place of the current chalet. - Cornwall planning application number PA22/04818





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
<small>(Not relevant for this property - higher rating costs)</small>			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
<small>(Not energy efficient - higher running costs)</small>			
England & Wales		EU DIRECTIVE 2002/91/EC	

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