

9 Riviere Towans Hayle, TR27 5AF



MATHER
PARTNERSHIP





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Just moments from the sandy beach, this impressive five bedroom detached home offers exceptional space, flexibility, and lifestyle potential, perfect for a growing family, multi-generational living, or those seeking a versatile home by the coast.

The heart of the property is the expansive open-plan lounge, kitchen, and dining area, an ideal social space for entertaining friends and family. From here, step out onto a generous balcony, perfect for alfresco dining or simply relaxing while enjoying the fresh sea air and surrounding views. The ground floor also features a study/snug, offering a quiet space to work from home or a private retreat for older children seeking independence. This leads through to a bright conservatory, which overlooks the low maintenance rear garden and adds yet another flexible living area. A well appointed downstairs bedroom with built in storage and its own en-suite bathroom makes the home future proof, ideal for guests or single level living. Upstairs, two spacious double bedrooms enjoy the luxury of en-suite bathrooms. The master bedroom also features its own private balcony, where you can start the day with a sea view and morning coffee.

A standout feature of this home is the self-contained annexe, offering excellent potential for extended family, dependent relatives, or holiday letting. It includes an open plan living area and bedroom on the ground floor, with a spacious upper bedroom opening onto a rooftop balcony with stunning sea views.

Outside, the property continues to impress with electric gates to the front leading to a large driveway with ample parking for several vehicles. A second driveway at the rear offers additional off road parking and the potential for private annexe access, allowing complete independence for guests.

Offering flexibility, space, and a sought after coastal location, this is a truly unique opportunity to secure a standout family home or lifestyle investment by the sea.



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Offers In Excess Of £900,000

Location

Riviere Towans in Hayle, Cornwall, is a peaceful coastal area known for its golden sands, grassy dunes, and charming beach chalets. It's perfect for seaside walks, wildlife spotting, and enjoying stunning views across St Ives Bay.

Accommodation

Entrance Hallway
Utility Room
Lounge/Diner
Kitchen
Inner Hallway
Family Bathroom
Study
Conservatory
Bedroom Three with Ensuite
Stairs to Landing
Bedroom Two with Built in Storage and Ensuite
Master Bedroom with Built in Storage, Ensuite and Balcony

Annexe

Kitchen/Diner

Living Room
Bedroom with Ensuite
Stairs to Landing
Bedroom leading Sun Deck

Garden Studio/Garage

The garage/garden studio offers a generous amount of storage space and is fully equipped with both electricity and water connections. It already benefits from a fitted shower cubicle and a workstation with sink, making it a highly versatile space. Subject to the necessary planning permissions, it has excellent potential to be converted into additional accommodation, a home office, or a self contained studio, offering valuable flexibility to suit a range of needs.

Parking

Gated driveway to the front providing off road parking for several vehicles. To the rear there is a driveway providing additional off parking for further vehicles.

Outside

The garden has been thoughtfully designed with low maintenance in mind, featuring a combination of artificial lawn and a raised wooden decking area to the side, perfect for relaxing or entertaining. There's a dedicated space on the decking for a hot tub, offering a great spot to unwind. The garden is fully enclosed by a mix of fencing and walling, providing both privacy and security.

To the rear, steps lead up to a private patio seating area, ideal for alfresco dining. A wooden shed offers useful storage, and a gated gravel pathway runs along the side of the property, connecting the rear garden to the front terrace.

Services

Mains water, drainage and electricity. LPG central heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		41	65
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band- D & A

What3Words

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Anti Money Laundering Regulations – Purchasers

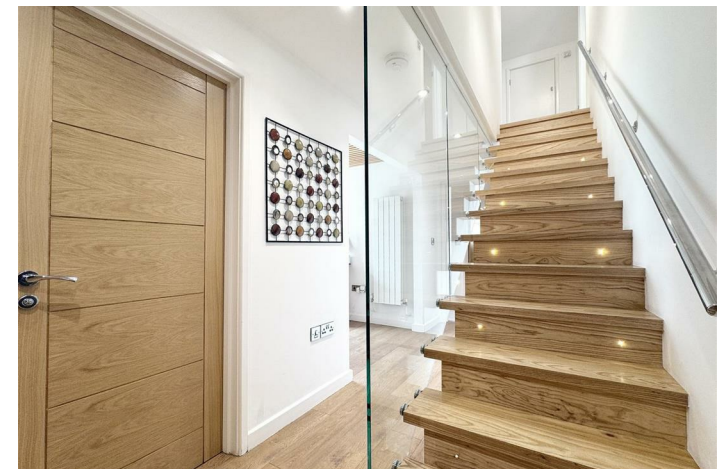
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

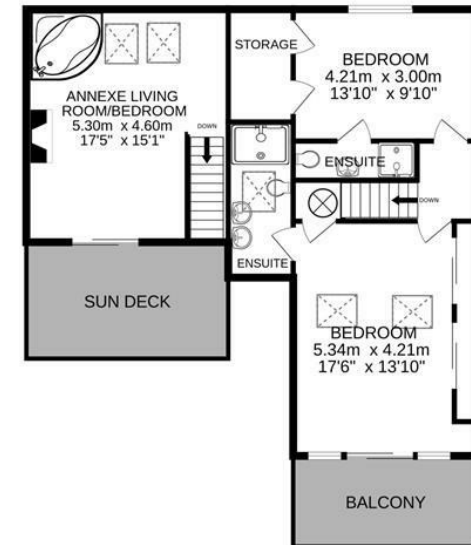
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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