



ROHRS & ROWE



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

- Charming beach house
- Panoramic coastal views across St Ives Bay
- Spacious kitchen / dining room - 9.01m x 4.08m
- Sitting room with bay window
- Superb first floor master bedroom suite with balcony
- Two ground floor bedrooms
- Bathroom
- Study / office area
- Self contained guest suite
- Broad seaward facing timber deck
- Beautiful garden
- Private parking area
- EPC D
- Council Tax Bands D & A



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A CHARMING COASTAL RESIDENCE WITH FANTASTIC PANORAMIC VIEWS ACROSS ST IVES BAY, OFFERING FLEXIBLE SPACIOUS ACCOMMODATION WITH 4 BEDROOMS INCORPORATING A SELF CONTAINED GUEST SUITE, SET IN LANDSCAPED GARDENS WITH ACCESS TO THE BEACH

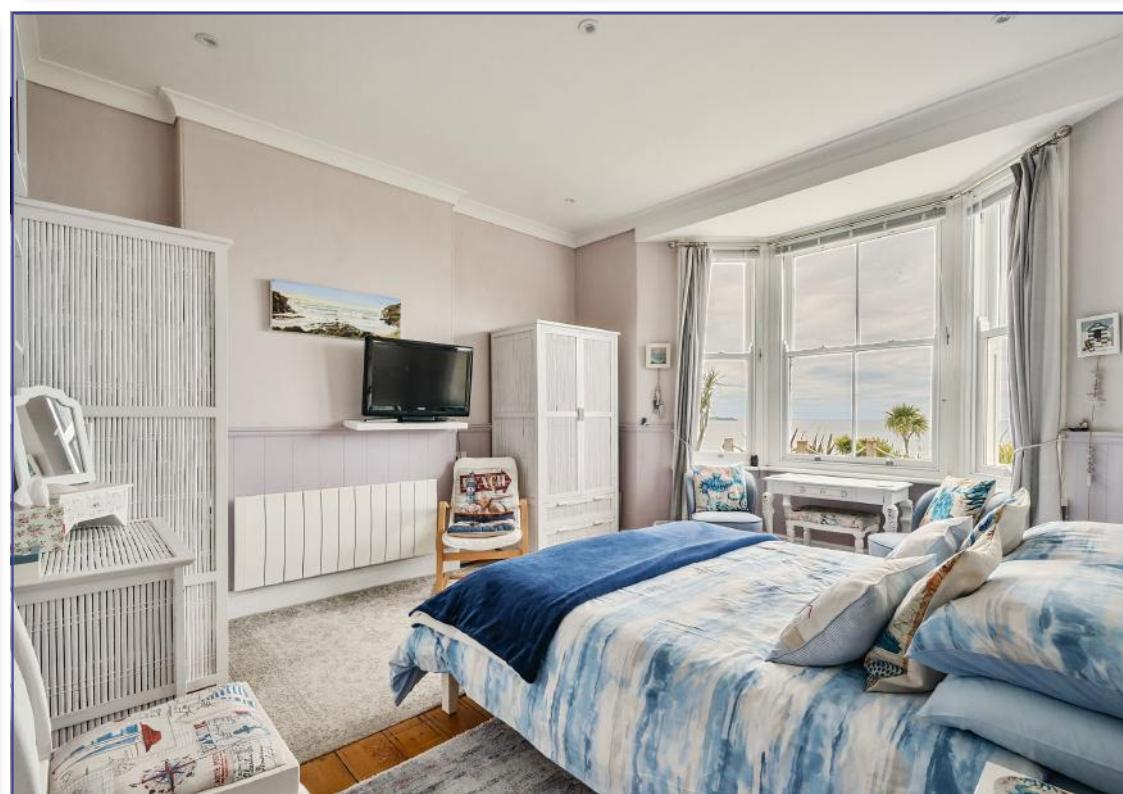




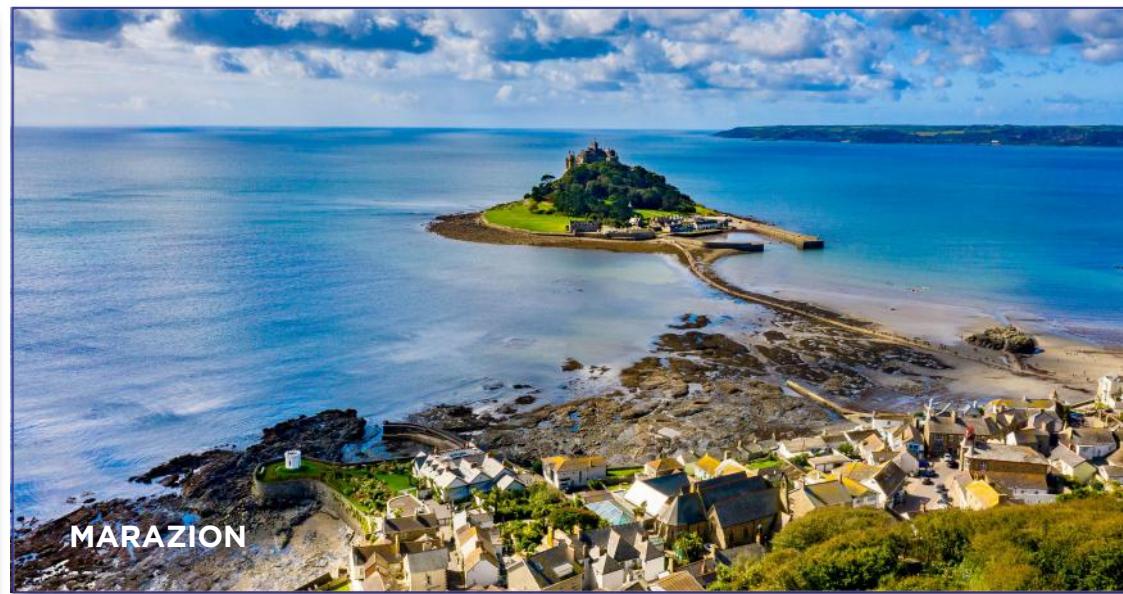
PROPERTY

The Old Beach House is an aptly named and exceptional coastal residence, believed to be among the original homes in this remarkable setting. This substantial villa enjoys breathtaking views across the sandy beach, St Ives Bay and the dramatic coastline beyond. At the heart of the home is a bright, dual-aspect kitchen and living room (9.0m x 4.08m), designed for both everyday living and entertaining with a cosy woodburner. Patio doors open onto the decked terrace, allowing natural light to flood the space while perfectly framing the panoramic sea views. The spacious sitting room features a bay window that makes the most of the outlook, together with a wood-burning stove for cosy evenings. To the rear, an open study provides an ideal home office or hobby area, while two well-proportioned bedrooms are served by a stylish family bathroom. The principal suite occupies the entire first floor, benefiting from the finest vantage point in the house with access to a private balcony. This luxurious space is complemented by a generous en suite bathroom and a dedicated dressing room.

To one side of the property, a self-contained guest suite finished to the same high standard as the main house, offers flexible accommodation. It is currently arranged as a utility room, sitting room and a sea-view bedroom with bathroom. This area has previously been used as a successful holiday let and could easily be reintegrated into the main residence if required. Outside, a sheltered seating area and a large gravelled driveway provide ample parking for several cars or boats, while useful outbuildings offer excellent additional storage. The westerly-facing seaward gardens and decked terrace create a truly special setting, with sweeping coastal views, lawned areas for relaxation and recreation, and a private gate leading directly to the beach and the South West Coast Path.







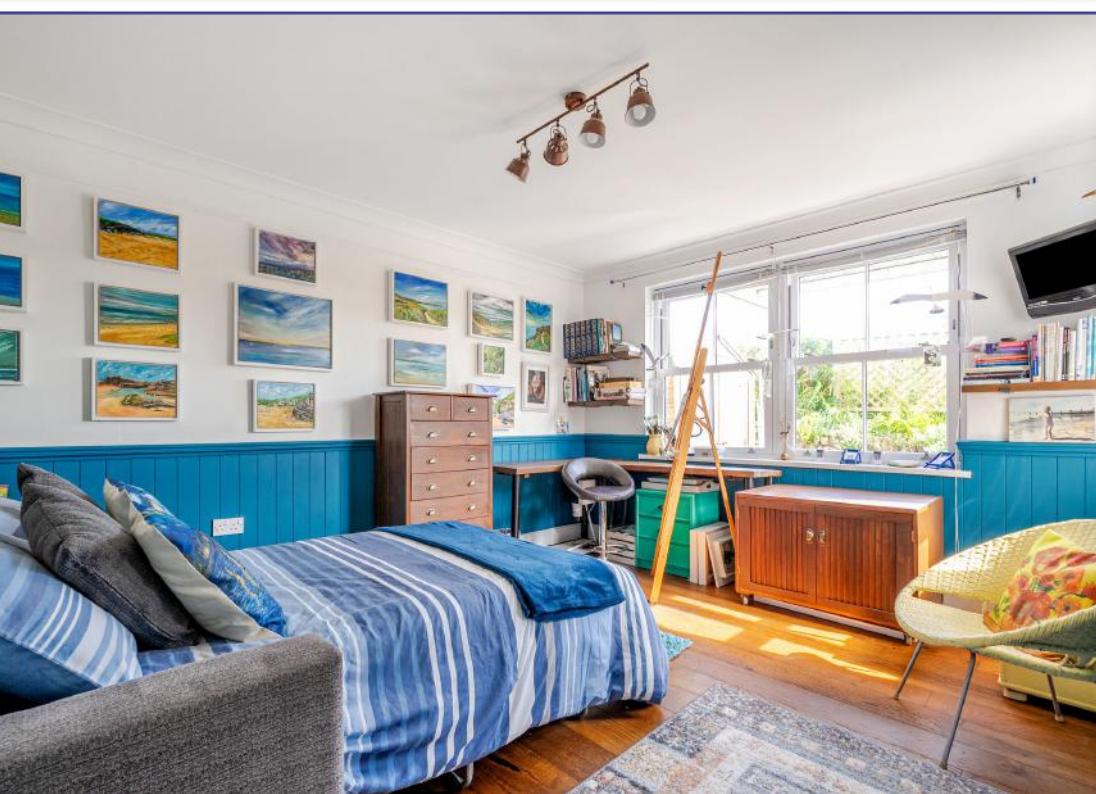
LOCATION

Riviere Towans is situated on the edge of the stunning St Ives Bay, with beautiful sandy beaches stretching along the coastline. The beach is easily accessed directly from the coast path just below the garden, and benefits from lifeguard cover throughout the summer months. Local amenities include a pub and village shop, while a wider range of shops and services can be found nearby in Hayle. The charming town of St Ives is a major attraction in the area, renowned for its eclectic mix of independent shops, excellent restaurants and world-class art galleries, including the Tate St Ives. St Michael's Mount at Marazion is also within easy reach, as are the picturesque fishing villages of Mousehole and Penzance, making this an ideal location from which to explore the very best of West Cornwall.

DISTANCES

Hayle 2 Miles • Marazion 8.5 Miles • St Ives 9.5 Miles • Penzance 10.5 Miles • Porthleven 12.5 Miles • Truro 19.5 Miles • Newquay Airport 34 Miles.





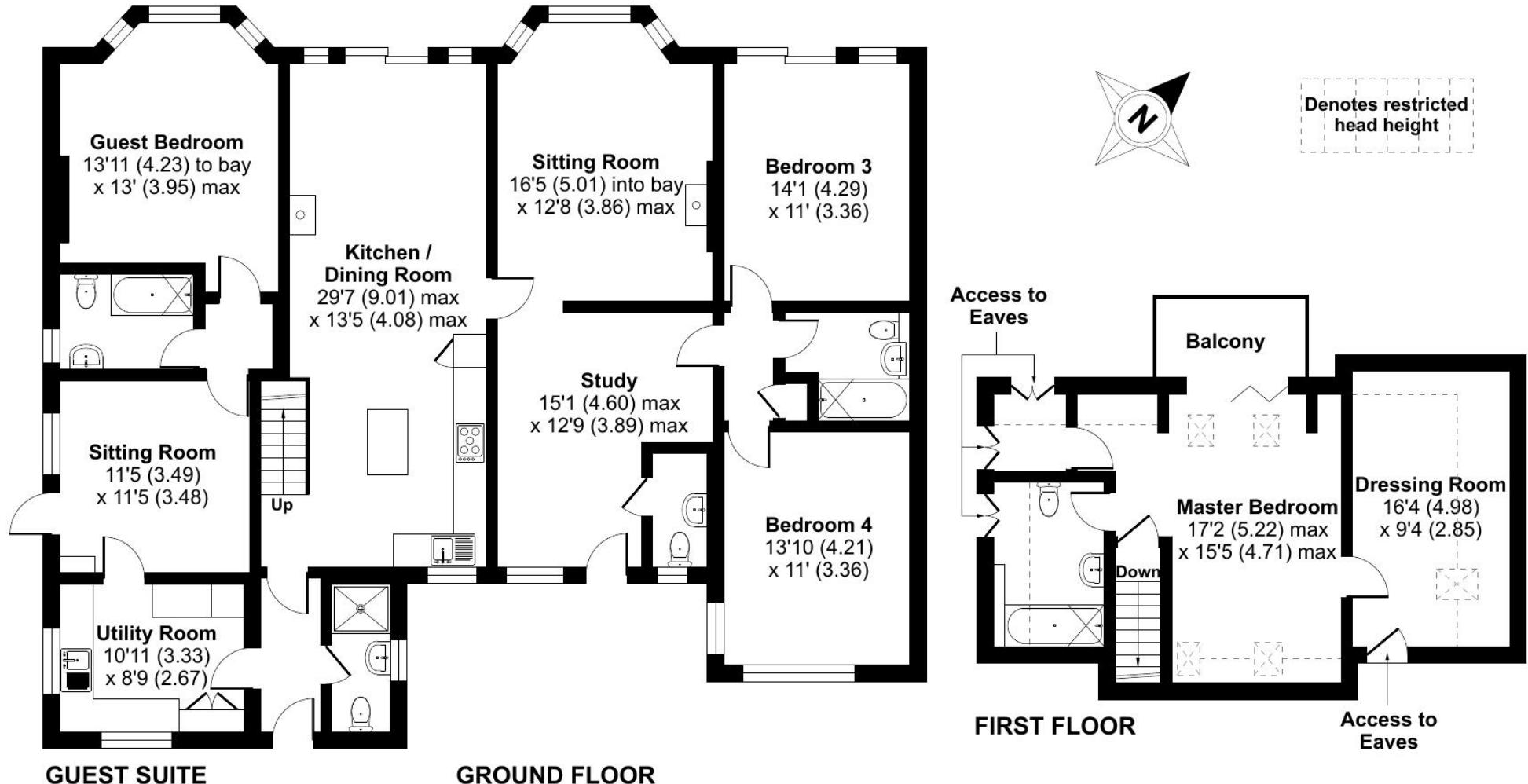
Riviere Towans, Hayle, TR27 5AF

Approximate Area = 2180 sq ft / 202.5 sq m

Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 2296 sq ft / 213.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Services: Mains water, electricity & drainage. Electric heating.

Directions: What3words: decoded.refreshed.active

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