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1-2 Cliff Bungalows



## 1-2 Cliff Bungalows, 1-2 Riviere Towans, Phillack, Hayle, TR27 5AF



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

For Sale by Auction- Spacious three bedroom residence- Parking for two cars - Moments from the 2024 Sunday Times Beach of the Year - Development Potential subject to the relevant consents.

- For Sale By Online Auction
- 3/4 Bedrooms
- Parking & Rear Garden
- Kitchen Diner
- Short Walk to Beach
- Superb Position
- Waterside Location
- Auction end date - 14th May at 5pm
- Freehold
- Council Tax Band B

## Auction Guide

### £285,000



#### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 14th May 2025 at 5pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction page.

#### SITUATION

1-2 Cliff Bungalows, Riviere Towans, a spectacular coastal location a couple of minutes walk from the beach and Waters Edge. One of the finest stretches of coastline in Cornwall- Hayle Beach stretches for 3 miles to Godrevy lighthouse. The beach path runs immediately to the side of the property providing direct access onto the award-winning beach. The property is superbly located within a couple of minutes walk of a mini market, local pub and the Cove Café situated immediately behind the property on Hayle Beach which offers sweeping views of St Ives bay. Set within a 30 minute drive of a multitude of exciting tourist destinations- the internationally renowned bird sanctuary at Paradise Park, the Seal Sanctuary at Gweek, St Michaels Mount, Carbis Bay and St Ives.

Hayle benefits from a wide range of local shops, supermarkets and general stores with the additional benefit of close access to a small retail development with a large Boots, Marks & Spencer, as well as a small hospital. The property is also close to the West Cornwall golf club at Lelant. Hayle Academy is the local co-educational secondary school sponsored by Truro and Penwith Academy Trust and is rated Good (March 2020) Ofsted.

The Hayle Estuary is also an invaluable feeding ground for migratory birds in spring and autumn, which Bird watchers come from far afield to observe. Hayle Mainline railway station links direct to London Paddington, providing easy access to the property along the South Western Trainline. St Erth train station, with its ample parking, is situated within a 5 minute drive of the property and provides easy access to St Ives along the stunning coastal rail -line The local coast bus to St Ives stop is 2 minutes from the property. The cathedral city of Truro is approximately 19 miles distant.

#### THE PROPERTY

This unique property, originally two separate beach chalets (1-2 Cliff Bungalows), has been transformed into a spacious and versatile three-bedroom residence, perfect for family use. The thoughtfully designed layout includes three generous double bedrooms, a large open-plan kitchen and dining area, a utility room, and a well-appointed family bathroom featuring a roll-top bath and a separate shower.

The dual-aspect living room, filled with natural light, offers a seamless connection to the private rear garden through sliding doors. For added flexibility, this space can also serve as an additional bedroom if needed. A standout feature of the property is the expansive roof space, ideal for storing kayaks, paddleboards, and other equipment, complete with a convenient drop-down loft hatch and ladder.

#### OUTSIDE

A private south/west facing rear garden rear garden ideal for catching the sun or entertaining and with ample space for storage of beach gear. To the front of the property there is a patio area and two off-road parking spaces. The property's

west facing garden benefits from the beautiful golden hour when the sunsets and the sky is bathed in a beautiful pinky/gold light.

#### SERVICES

Mains Water, electricity and drainage. Electric Heating (boiler.) Mobile signal - Limited. Superfast Broadband available (Ofcom)

#### TENURE & POSSESSION

Freehold with vacant possession.

#### VIEWING

Strictly and only 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 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. Continue past the main entrance and follow the road around to the left. As you approach the main carpark & Bluff restaurant the property will be on your right hand side set back from the road.

#### PROOF OF IDENTITY

Under Money Laundering Regulations 2007 it is a requirement for estate agents to perform due diligence checks on any person who intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

#### BUYERS & ADMINISTRATION FEES

The successful Purchaser(s) will be liable to pay the sum of £5,000. From this a Buyer's fee of £2,400 inc of VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £2,600 forms part of the 10% deposit. An additional administrative fee of £1,200 inc of VAT will be payable by the successful Purchaser(s) immediately after the online auction.

#### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The payment to be made via the buyer's solicitor to the vendors solicitor. We therefore recommend all bidders clear Anti Money Laundering Regulations with their solicitor prior to the auction.

#### AUCTION LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

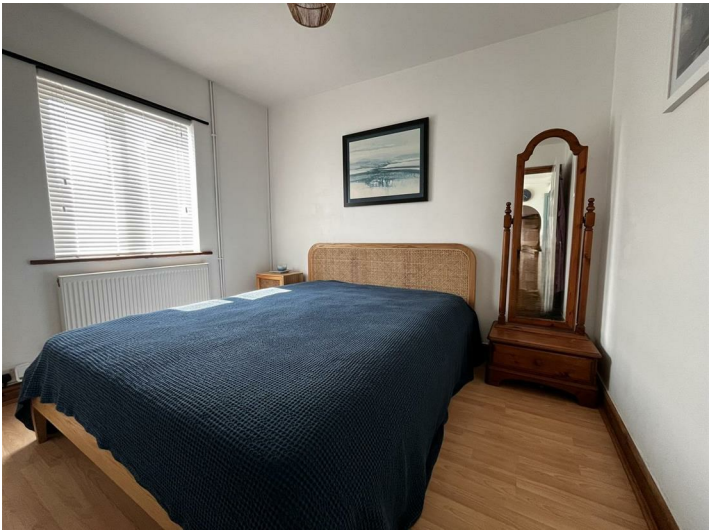
#### SOLICITOR ACTING

Langley Wellington Solicitors - 1st Floor, 103 Promenade

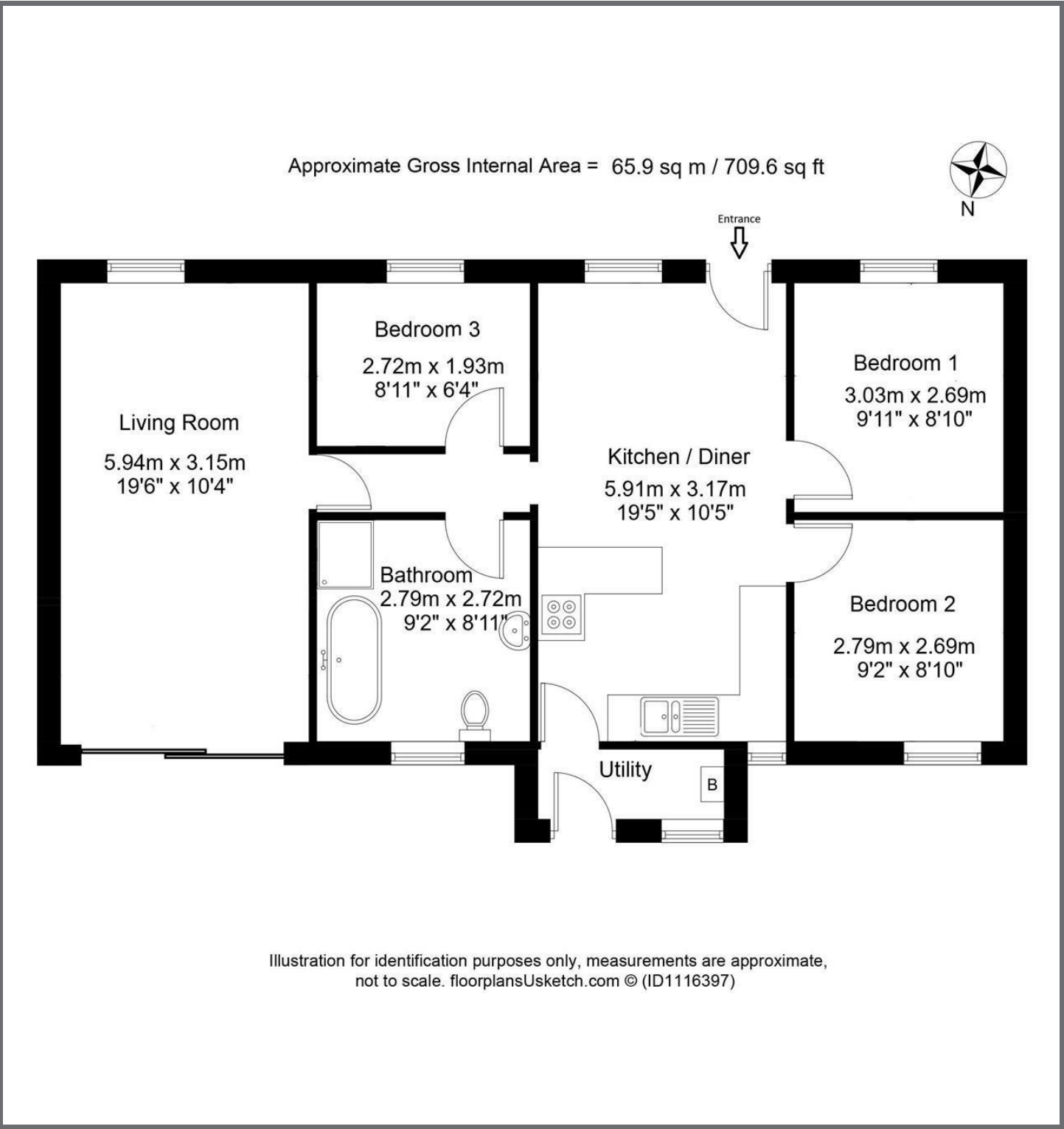
#### COMPLETION DATE

The completion date will be 20 working days after the auction.

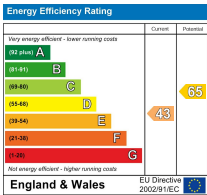








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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