




ROHRS & ROWE

The Elms  
Riverside  
Lelant  
St Ives  
TR26 3DW

- Recently renovated semi-detached Victorian villa
- Spacious accommodation
- Lovely views to the estuary
- Broad entrance hallway
- Magnificent sitting room
- Dining area with bay window
- Generous kitchen / breakfast area
- Master bedroom en suite
- 2 Guest bedrooms en suite
- 2 further bedrooms
- Family bathroom
- Ground floor wet room/ utility
- Ample parking to the side
- Direct access to coast path
- Lelant rail station 200m
- Golf Club - 600m
- EPC C
- Council Tax band E




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A bright, modern living room with two blue velvet sofas, a coffee table, and a dining area in the background. The room features large windows, a white ceiling with crown molding, and a modern black chandelier. The dining area includes a wooden table, upholstered chairs, and a framed abstract painting. The overall aesthetic is clean and contemporary.

**IMPRESSIVE THREE STOREY VICTORIAN VILLA, RECENTLY RENOVATED AND OFFERING SPACIOUS ACCOMMODATION THROUGHOUT WITH 5 BEDROOMS. SET IN THE IDYLIC VILLAGE OF LELANT WITH LOVELY VIEWS TO THE ESTUARY**





### PROPERTY

Set in a peaceful location within the popular village of Lelant and a short distance from St. Ives, The Elms really is a special place to live. The property has been fully renovated throughout and bright, spacious rooms with high ceilings really maximise the feeling of space. The idyllic views look towards the estuary and the garden is wonderful area to relax in.

The entrance hallway leads through to the magnificent main reception room, with a lovely sitting room and dining area set to one side. The kitchen is modern and well designed, with an open plan layout and central island combining with a breakfast area to create a space perfect for day to day living. To the rear of the entrance hall is a good sized wet room / utility - perfect for cleaning up after a day at the beach. Upstairs, the views really come into their own and the magnificent master suite is a wonderful space to relax. There are two further lovely guest suites with stunning bathrooms along with two additional bedrooms and a bathroom on the upper floor - plenty to accommodate guests when they come to visit.

To the side of the property is the main parking area with ample space for several vehicles. The garden flows from the front terrace down to a lower lawn and then to the lower lane - which forms part of the coast path for stunning walks to Porthkidney sands, Carbis Bay and St Ives.







**ST IVES**



**PORTMEOR BEACH**



**WEST CORNWALL GOLF COURSE AND LELANT**



**ST MICHAELS MOUNT**

**LOCATION**

Lelant is a pretty village set adjacent to the pretty estuary just a short distance from St Ives with the coast path accessed at the bottom of the garden. The scenic train link is just 200m away with the highly regarded West Cornwall Golf Club is set overlooking the estuary. Porthkidney beach is beautiful and was often painted by the highly revered artist John Miller. This continues most of the way to Carbis Bay. St Ives is one of the most well known locations in West Cornwall - with its sandy harbour and turquoise seas, it's easy to see why it's such a highly regarded destination. The charming streets of the town offer a wonderful eclectic mix of boutique shops, bars and restaurants for all tastes. The magical light of St Ives has attracted artists for many many years with Barbara Hepworth, Bernard Leach and Terry Frost to name just a few.

**DISTANCES**

Lelant Train Station: 200m • West Cornwall Golf Club: 600m • St Ives: 3 Miles • Penzance: 7 Miles • Truro: 21 Miles • Falmouth: 20.5 Miles • Newquay Airport: 32 Miles







# The Elms, Riverside, Lelant, St. Ives, TR26

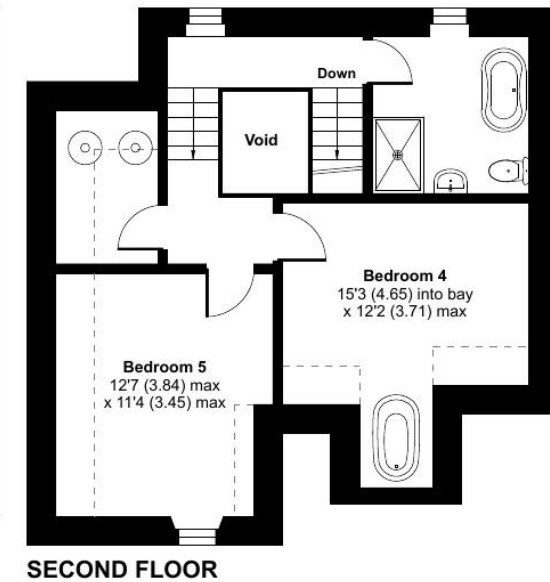
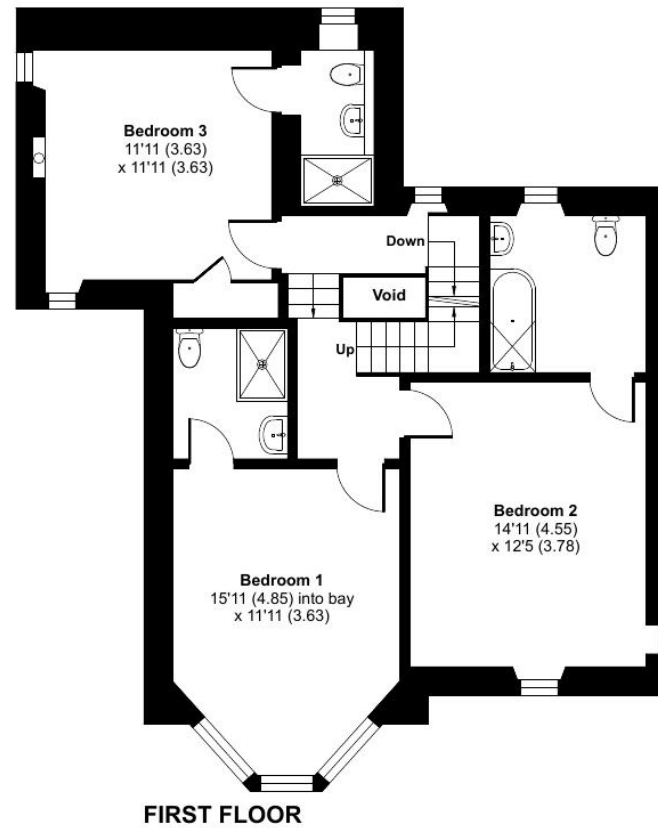
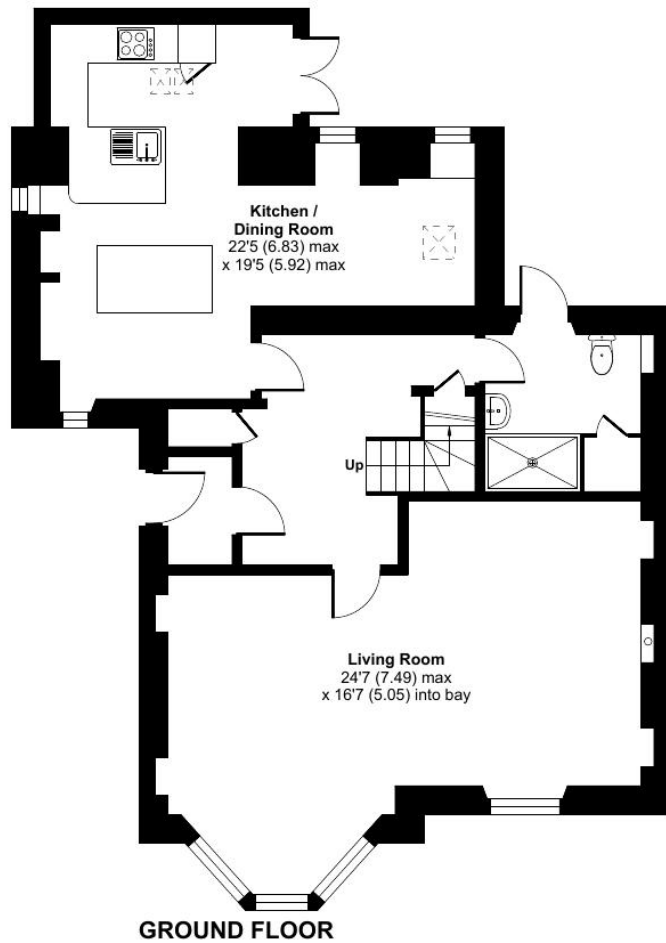
Approximate Area = 2186 sq ft / 203 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Total = 2261 sq ft / 209.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rohrs and Rowe. REF: 1088356



**Services:** Mains water, gas, electricity & drainage. Gas central heating

**Directions:** What3Words: ///dreamers.mush.rails

#### Agents Note

The property is thought to have once been used as a whole with the neighbouring property, and is also thought to be the birthplace of the author Rosamunde Pilcher, famous for the novel, 'The Shell Seekers'

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