

**Horizon Flat, Tremorna House,  
Wheal Margery, Carbis Bay,  
St Ives, TR26 2RH**

**2 bedroom apartment with spectacular sea views  
Offers over £375,000**

**kw VICKYJONES**  
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## About Tremorna and Horizon apartment

Built in 1890 and believed to have once been home to the St Ives School of Artists, Tremorna House is a Victorian villa that has been converted into 8 apartments, 4 of which are run as holiday lets.

This ground floor two bedroom property (accessed via steps) has stunning front line views of Carbis Bay, Godrevy and Hayle from the veranda, reception room and main bedroom. If you're lucky you can see dolphins playing in the bay below and the odd whale! Equally spectacular are the gannets diving from a great height for fish and are regularly seen.

It's currently used as a holiday let with Luxury Coastal bringing in a gross income of around 30K per year.

There's communal parking with two spaces for three of the apartments.

In addition to the private veranda there are beautiful communal gardens to enjoy.

Carbis Bay beach is just a few minutes walk away via the South West Coastal path which is accessed directly from the property and St Ives is around 15 minutes walk also along the coastal path in the opposite direction.



The lounge/diner has the most spectacular views over to Godrevy and beyond. With wooden floorboards and a beautiful floor to ceiling bay window to make the most of the stunning views and a door that takes you out to the terrace. Double glazed windows throughout the property and gas central heating.





This view really has the wow factor and is one of the best in the area. You can hear the sound of the waves from the private veranda and watch the sunrise over the turquoise ocean. The perfect spot for your morning coffee or evening sundowner. This apartment also has direct access to the beautiful communal gardens.







There is a beautiful large veranda running the whole width of the flat giving plenty of space for outdoor dining, entertaining and useful storage for beach equipment.

The stunning communal gardens are accessed directly from Horizon flat and the South West Coastal path is at the bottom of the gardens.







Off the hallway is the second bedroom (with WC opposite) and the kitchen which looks out onto the lounge/diner.





The main bedroom has wood flooring, two stylish built in wardrobes and double glazed French doors that open onto the generous veranda. The views are phenomenal and you can even see Carbis Bay beach from your bed!







Off the main bedroom is the bathroom with bath and shower over. There is also a handy utility cupboard in the bathroom which houses the washer/dryer.

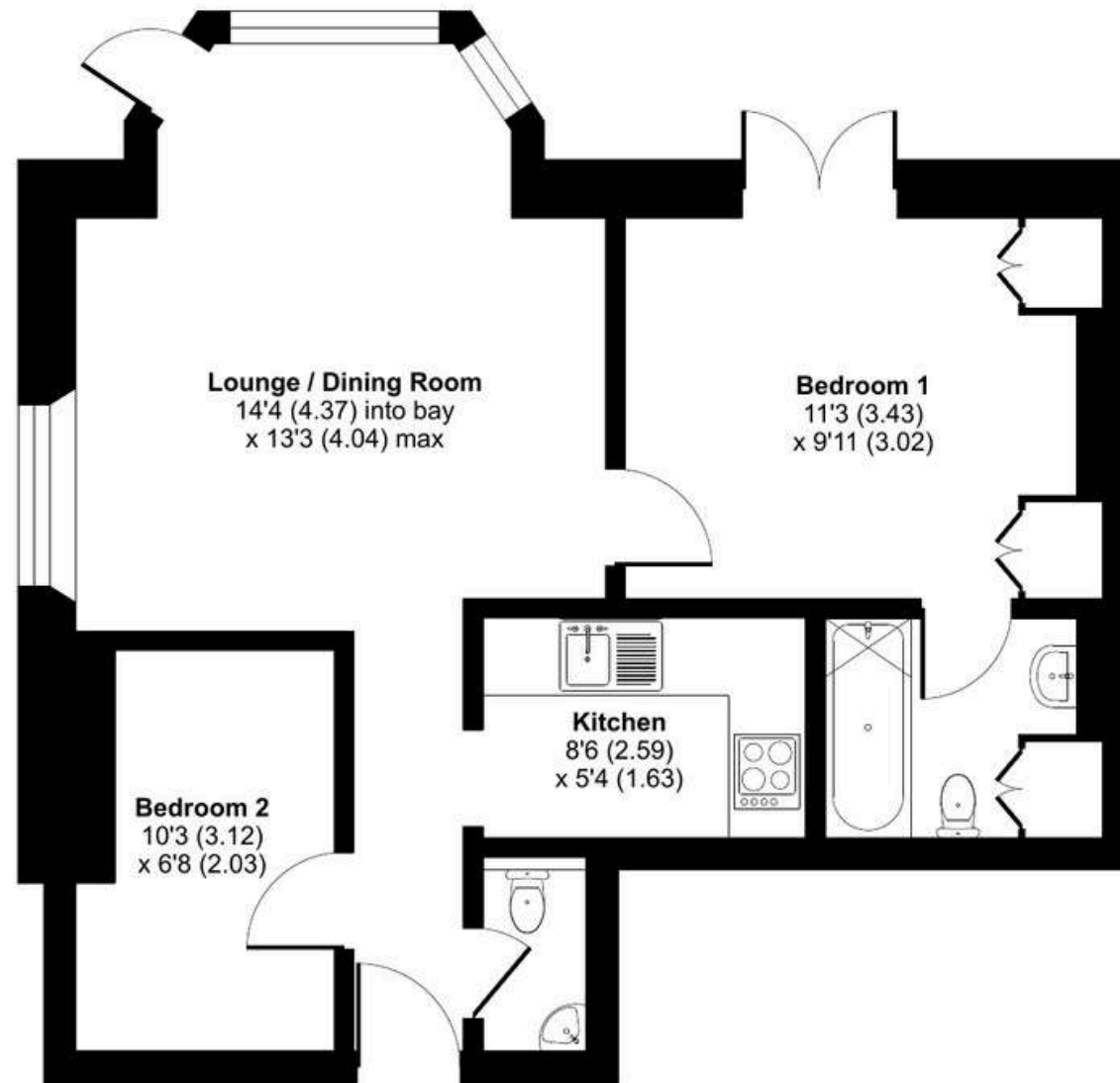




# Wheal Margery, Carbis Bay, St. Ives, TR26

Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Vicky Jones. REF: 1204281







## **Parking, the communal gardens and access to the SW Coastal path**

There are stunning views from the communal gardens and two sheds which residents share and use for storage. Just below the communal garden, a woodland adjoins the SW coastal path to which residents have right of way.

There are two parking spaces between three apartments.





## Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Leasehold Lease length: 999 years remaining (964 years from 1989)

Ground rent: £50 pa Service charge: £3000 pa

Property construction: Standard form

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D Potential C



*Scan here for further details*



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## About the area

Carbis Bay boasts a pristine, sandy beach, often regarded as one of Cornwall's finest, offering serene waters perfect for swimming and water sports. St Ives captivates visitors with its charming harbour dotted with colourful fishing boats and cobbled streets lined with art galleries, reflecting its legacy as an artist's haven. Galleries include the Tate St Ives and the Barbara Hepworth Museum. In fact it's said that Barbara Hepworth regularly hosted parties for fellow artists at Tremorna House! St Ives is a foodies heaven, with fabulous restaurants and wonderful independent shops.

Carbis Bay and St Ives are year round holiday destinations and a great investment area. Prices in the area have risen by 32% in the last 5 years highlighting the demand for properties in this little slice of paradise.



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