



April Cottage







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Talland Road, St. Ives, , TR26 2DG

Beach 0.2 Miles, Hayle 5 Miles, South Coast 8 Miles

A exquisitely presented, substantial historic residence on the outskirts of St.Ives. Enjoying fabulous established gardens, with coastal views over towards Gwithian and Godrevy.

- Immaculatey Presented
- Swimming Pool
- Garage
- Character Property
- Freehold
- Gardens
- Parking
- Studio
- Sunroom
- Council Tax Band F

Guide Price £1,375,000

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SITUATION

April Cottage enjoys an exceptional location within the historic grounds of the renowned Talland House, sitting within circa 0.25 acre of garden and grounds. Nestled on the outskirts of St Ives, it offers a peaceful retreat while remaining just a short walk from the heart of this vibrant coastal town.

A leisurely few minutes walk leads you through a charming maze of narrow streets, lined with traditional fishermen's cottages, unique boutiques, acclaimed restaurants, and art galleries. The picturesque granite harbour, a focal point of the town, is home to local fishing boats moored along the piers, as well as a beautiful sandy beach.

For golf enthusiasts, the stunning links course at Lelant overlooks the Hayle Estuary, offering breathtaking views toward Godrevy Lighthouse. Additionally, a scenic branch railway connects Carbis Bay and St Ives to the main London-to-Penzance line at nearby St Erth, making travel both convenient and picturesque.

HISTORY

April Cottage is set within the historic grounds of Talland House, the former summer residence of the Stephens family, including their children Virginia Woolf and Vanessa Bell. The property (Talland House) enjoyed far-reaching views over St Ives Bay and Godrevy Lighthouse, said to have inspired the Virginia Woolf's later modernist novel, *To The Lighthouse*. April Cottage enjoys many of the same view to date.

Built in the 1920s, April Cottage was designed by the esteemed Bloomsbury architect George Kennedy, creating a stunning Arts and Crafts-style home of Scottish influence. Kennedy also incorporated his signature Loggia design, an architectural element seen in several of his other notable works, including Balliol College, Oxford, Tilton House, and the nearby East Sussex residence of economist John Maynard Keynes, a close associate of the Bloomsbury Group.

THE PROPERTY

The ground floor is centered around the principal reception rooms, with a stunning barrel-vaulted lounge room as its focal point. This beautifully bright, dual-aspect space is full of character, featuring Cornish slate floors and a charming window seat. A glazed door, set within one of the home's signature arched openings, provides direct access to the stunning gardens.

Beyond the lounge room lies a versatile sitting room, currently used as a cosy study/snug. This inviting space is warmed by an open fire with a slate hearth and surround, creating a perfect retreat. Beautiful, granite spiral steps lead down to a converted cellar, thoughtfully repurposed by the current owners into a practical and stylish storage area. Continuing from the lounge, the vibrant, bespoke kitchen is beautifully handcrafted, featuring Corian worktops and a distinctive 1970s-style circular sink and drainer. Beyond the kitchen, a practical utility room provides additional storage and offers convenient side access to the garden.





A standout feature of the ground floor is the stunning conservatory, which serves as a bright and airy dining and living area. Enveloped by the lush garden and bordered on one side by a tranquil pond, this serene space is designed to maximise natural light, with each window perfectly framing picturesque garden views.

The striking spiral staircase ascends to the first floor, where the master bedroom awaits. This serene retreat features vaulted ceilings, integrated storage, and a beautifully designed freestanding Agape Vieques bath, which perfectly complements the room's aesthetics.

The family bathroom makes a bold statement with its vibrant yellow square tiles and includes a deep-soaking Japanese bath along with a separate shower.

Three additional bedrooms are found on this floor, each offering lovely views over the garden and, in the distance, the bay. The final bedroom along the corridor benefits from its own en suite shower room, providing added comfort and privacy.

OUTSIDE

The south-facing quarter of an acre garden is a private and sheltered oasis, bordered by mature trees that provide both seclusion and tranquility, particularly in the summer months. The Lush borders burst with magnolias, hydrangeas, and lilies, while the rest of the garden is laid to lawn. A spacious terrace extends directly from the house, offering the perfect setting for outdoor dining and relaxation beside the fully renovated, heated swimming pool.

At the foot of the garden, a versatile office or studio space provides an inspiring retreat. Currently used as a pottery studio, the interior is lined with OSB and features a long picture window that frames the peaceful garden views.

Practicality meets convenience with a garage for additional storage, while a granite driveway provides parking for two vehicles in front of the attached double garage with a workshop.

SERVICES

Mains Drainage, water, gas and electricity.

Gas Central Heating.

Ultrafast Broadband available - Ofcom

Mobile Signal, O2 Likely, Vodafone & EE Limited - Ofcom

VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

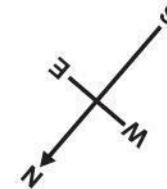
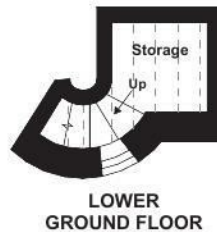
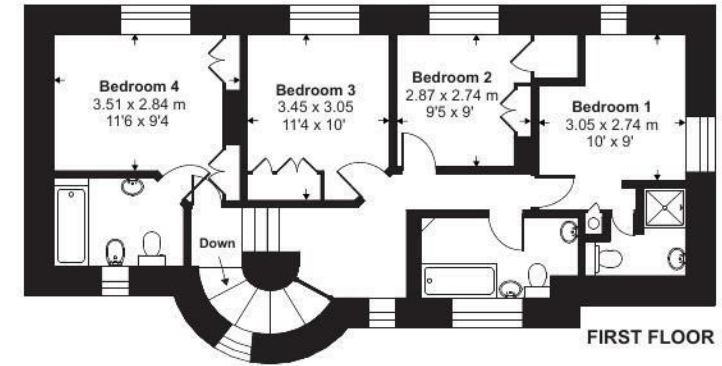
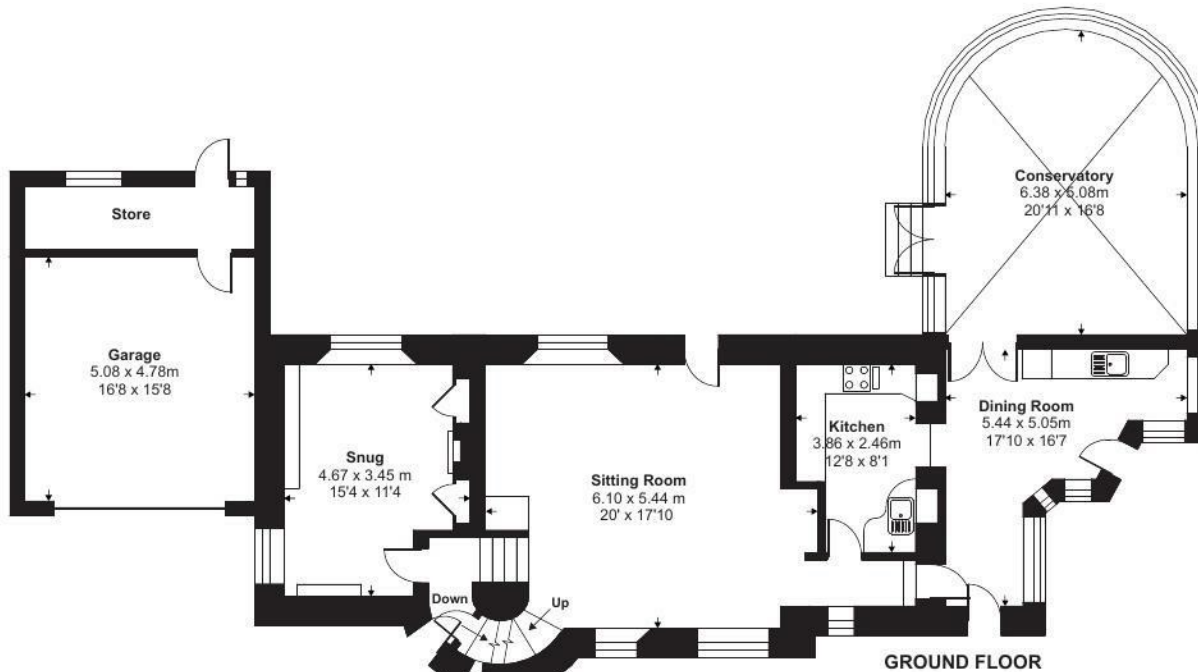
DIRECTIONS

From the A30 at St. Erth, follow the signs toward St.Ives along the A3074. On entering St Ives bear left along Albert Road and continue onto Talland Road. As you follow Talland Road, April Cottage will be evident on your left hand side.



Approximate Area = 2371 sq ft / 220.2sq 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. Produced for Stags. REF: 1263439



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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		
England & Wales		
		EU Directive 2002/91/EC

75

41



