



Sage Cottage



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Steeple Lane, St. Ives, TR26 2AY

Carbis Bay 1 Mile, St Ives 1 Mile

Nestled in a blissful and highly sought-after position towards the end of Steeple Lane, Sage Cottage is a picturesque Cornish granite home exuding charm and character.

- Characterful Cottage
- Sun Room/Conservatory
- Rural Setting
- Private Parking
- Freehold
- 4 Bedrooms
- Informal Country Gardens
- Coastal Views
- Close to Amenities
- Council Tax Band E

Guide Price £725,000

SITUATION

Tucked away in a picturesque rural setting, Sage Cottage offers a peaceful retreat while remaining just a short distance from the vibrant seaside towns of St Ives and Carbis Bay.

St Ives is famous for its charming maze of narrow streets, lined with traditional fishermen's cottages, unique boutiques, acclaimed restaurants, and thriving art galleries. At its heart lies a scenic granite harbor, where local fishing boats gently bob along the piers, framed by a stunning sandy beach. For golf enthusiasts, the spectacular links course at Lelant overlooks the Hayle Estuary, offering breathtaking views toward the iconic Godrevy Lighthouse. Travel is made easy with a scenic branch railway connecting Carbis Bay and St Ives to the main London-to-Penzance line at nearby St Erth, providing a seamless journey with stunning coastal panoramas.

THE PROPERTY

Nestled in a blissful and highly sought-after position towards the end of Steeple Lane, Sage Cottage is a picturesque Cornish granite home exuding charm and character. This quintessential 'chocolate box' cottage boasts a rich history, with tenants dating back over 100 years. Full of traditional features, the property showcases exposed beams, a grand granite Inglenook fireplace, deep-set window reveals, and striking granite walls.



Set within beautiful gardens, Sage Cottage perfectly combines historic charm with modern comfort, offering an idyllic countryside retreat. Stepping through the charming stable door, you enter a welcoming porch that leads into the spacious principal living area. This full-width sitting room features dual Inglenook fireplaces, exposed beams, and window seats, creating a warm and inviting country retreat. Adjacent to the living room, a delightful sunroom/conservatory floods the space with natural light, offering picturesque garden views and providing additional access to the kitchen and outdoor areas.

The bright and airy Shaker-style country kitchen enjoys a dual-aspect outlook over the gardens, while a practical utility room compliments the space. A family bathroom and an additional versatile room currently used as a home office completes the ground floor. An open staircase rises from the sitting room to the first-floor landing, where four generously sized double bedrooms await, each offering breathtaking coastal and countryside views. A well-appointed shower room completes the upper-level accommodation.

OUTSIDE

The front of the cottage boasts a private garden, primarily laid to lawn, with charming granite-paved pathways bordered by a variety of well-established trees and shrubs, beautifully framing the property from the roadside. Set back from the road, a gated driveway provides paved parking for one vehicle, with areas to create more if required. A terraced side garden discreetly shields the parking area from view, offering a peaceful, lawned retreat.

The rear gardens are a true highlight of the property, featuring multiple terraced areas designed for entertaining, country gardening, and tranquil enjoyment.

SERVICES

Mains water, electricity and Drainage. Superfast Broadband Available - Ofcom. Mobile Signal - O2 & Vodafone Likely. EE & Three - 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. Upon entering St. Ives, and as you pass The Cornish Arms Pub, take the next left hand turn, followed again by a left hand turn onto Steeple Lane. Follow Steeple Lane for a short distance and Sage Cottage will be evident on your right hand side



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(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

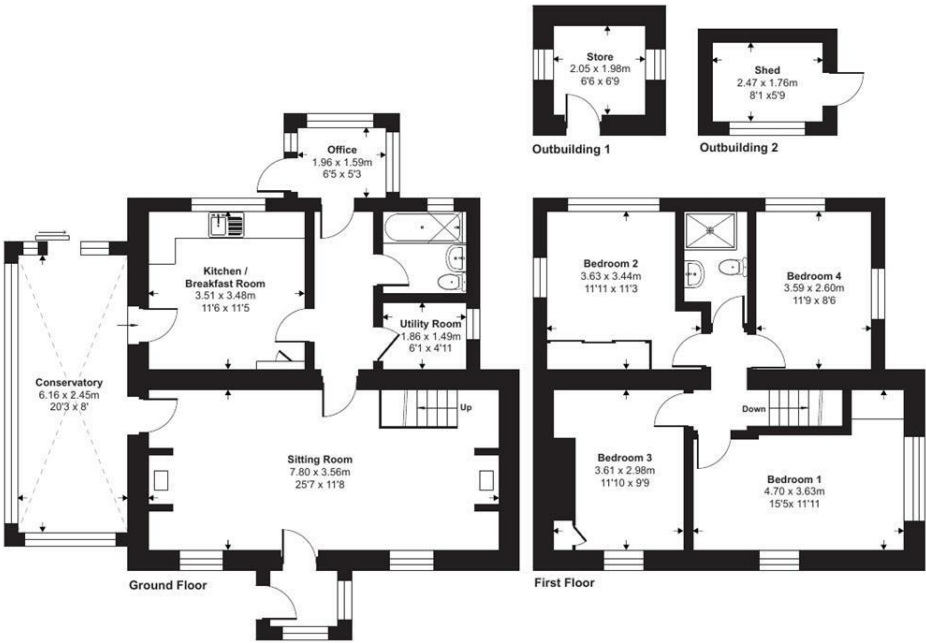
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01736 223222



Approximate Area = 1466 sq ft / 136.1 sq m
Outbuildings = 91 sq ft / 8.4 sq m
Total = 1557 sq ft / 144.5 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). © nichcom 2025. Produced for Stags. REF: 1238583