



Oak House







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Lelant, St. Ives, , TR26 3EF

Beach 1 Mile Carbis Bay 2 Miles Hayle 2 miles Penzance 6 Miles

Situated at the end of Brush End, a quiet no through road in the highly sought-after village of Lelant, Oak House exudes charm, offering intimate, comfortable spaces with a rustic yet timeless aesthetic.

- Stunning Oak Framed Property
- 1 Bed Annexe
- Garage
- Modern Finish
- Freehold
- 3 Bedrooms
- Beautiful Gardens
- Parking
- Serene Setting
- Council Tax Band F

Guide Price £1,350,000

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SITUATION

Nestled between the sought-after coastal destinations of Carbis Bay and Hayle, Lelant enjoys a prime location with direct access to the stunning Porthkidney Sands and the scenic Hayle Estuary. The charming town of St Ives is within walking distance, offering easy access to its renowned attractions.

St Ives is encircled by a collection of breathtaking beaches, each with its own distinct charm. Porthmeor Beach, home to the world-famous Tate Gallery, faces the Atlantic and is a haven for surfers, while the golden shores of St Ives Bay are perfect for family outings. The area offers an array of outdoor activities, from exhilarating water sports to picturesque coastal walks. Golf enthusiasts will appreciate the West Cornwall Golf Club, a challenging course with spectacular estuary views, located less than a mile away.

The heart of St Ives is a delightful maze of narrow streets lined with traditional fishermen's cottages, alongside an eclectic mix of boutique shops, acclaimed restaurants, and art galleries. The town's picturesque granite harbour, dotted with fishing boats moored along the pier, remains a vibrant focal point, complete with its own sandy beach.

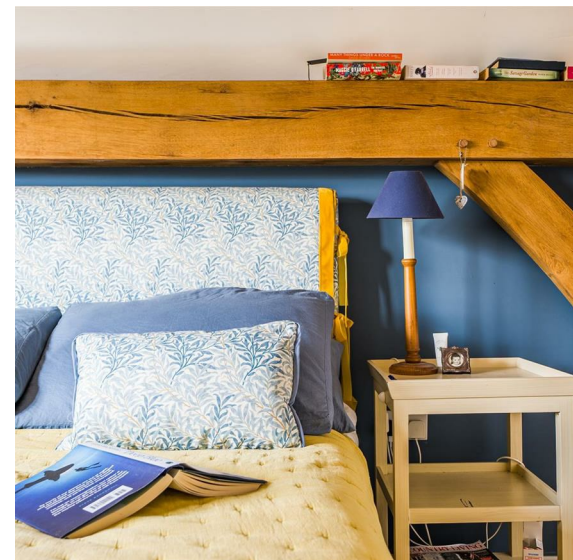
For convenient travel, a scenic branch line connects Carbis Bay and St Ives to the main London-to-Penzance railway at nearby St Erth, ensuring excellent transport links.

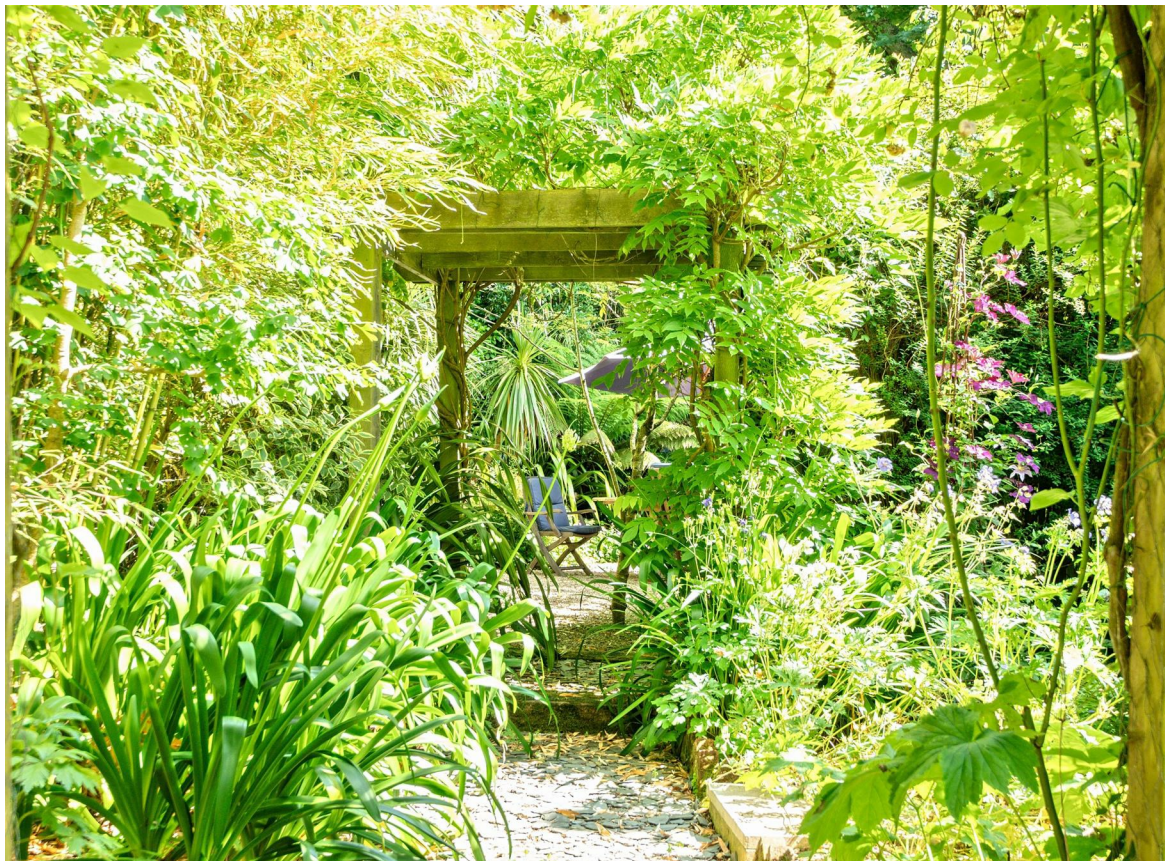
THE PROPERTY

Oak House exudes charm, offering intimate, comfortable spaces with a rustic yet timeless aesthetic. Designed as a serene retreat, this exquisite family home was meticulously crafted by its current owners in 2014, showcasing the exceptional craftsmanship of Oakwrights' renowned oak-framed properties. Every detail has been thoughtfully considered, resulting in a home that blends elegance, style, and spacious modern family living to the highest standard.

Set seamlessly within its beautifully landscaped grounds, the gardens are a true highlight, carefully integrated into the home's design. Expansive doors open to connect the interior with the outdoors, creating a perfect setting for garden enthusiasts and those who appreciate indoor-outdoor living. Upon entering through the charming oak-framed porch, the architectural brilliance of the home becomes immediately apparent, with the striking oak frame on full display. While nestled within a mature garden surrounded by trees and shrubs, the property enjoys an abundance of natural light, further enhanced by a stunning galleried landing and overhead skylights that flood the space with light.

The ground floor boasts a beautifully appointed open-plan country-style kitchen, complete with handcrafted units and wooden worktops. A delightful dining area overlooks the front garden, with large doors that invite the outside in, ideal for the summer months. The spacious sitting room and study both offer picturesque garden views and feature a cozy wood burner for cooler evenings. A practical rear entrance leads to a utility room and a ground-floor shower room, completing the ground floor accommodation.





A stunning oak staircase ascends to the first floor, where a magnificent galleried landing leads to the breathtaking dual aspect master bedroom. Showcasing a vaulted ceiling that highlights the home's craftsmanship, this space is a true sanctuary. Two additional double bedrooms, including one with an en-suite, and a beautifully appointed family bathroom complete the upper floor. Blending timeless character with modern comfort, Oak House is a truly exceptional home, offering an inviting atmosphere in a setting of natural beauty.

OUTSIDE

A true labor of love for over a decade, the current owners have created a breathtaking woodland garden, thoughtfully designed to offer multiple spaces for relaxation and entertaining. A true gardener's garden, this enchanting outdoor space is alive with wildlife and remains vibrant year-round, thanks to an abundance of carefully chosen shrubs and perennials.

Meandering through the property's trees, a serene pathway leads to a series of inviting open spaces, perfect for dining, social gatherings, or quiet moments of reflection. In addition a charming lawned area provides a peaceful retreat, seamlessly blending into the natural surroundings.

At the front, a spacious gravel driveway offers ample parking for multiple vehicles, complemented by a double garage for additional convenience.

ANNEXE

A substantial oak-framed garage sits beautifully within the grounds, perfectly complementing the main residence. Currently configured as a double carport with additional garden storage, it can easily be reinstated to accommodate three vehicles if required.

Above the garage, a well-presented ancillary accommodation is accessed via an external staircase. This versatile space includes a well-appointed shower room, making it ideal for ancillary accommodation, or use as a home office or business space.

SERVICES

Mains Water, Electricity and Private Septic Tank.

Oil Fired Central Heating - Underfloor heating on Ground floor, radiators on First Floor.

LPG Cooking/Hob.

Superfast Broadband Available (Ofcom)

Mobile Signal - Vodafone, EE, Three Likely (Ofcom)

VIEWINGS

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

DIRECTIONS

Travelling westbound on the A30 toward the roundabout at the end of the Hayle by-pass, take A3074 towards St Ives. Drive down the hill to the next roundabout and go straight over. At the next two roundabouts continue to follow the A3074 towards St Ives. As you enter the village of Lelant, Brush End will be evident on your left hand side. Oak House is at the end of the road.



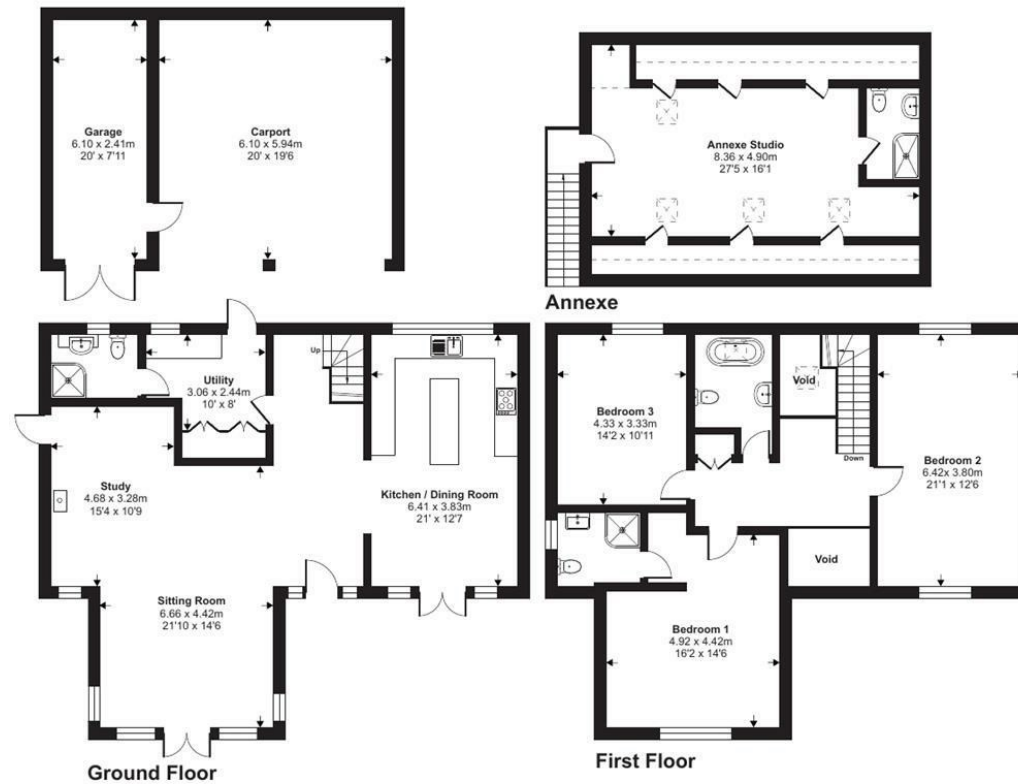
Approximate Area = 2352 sq ft / 218.5 sq m (excludes carport / void)

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 2592 sq ft / 240.7 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). © nichecom 2025. Produced for Stags. REF: 1241269



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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	75	83
	EU Directive 2002/91/EC	



