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# Trewartha Estate, Carbis Bay

Offers Over £325,000

**HUNTERS®**

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Hunters Estate Agents are delighted to present this stunning 3-bedroom, 3-storey semi-detached home, nestled in the sought after village of Carbis Bay, just a short drive from St Ives. The location is ideal, being approximately just a two minute walk from amenities currently including a fabulous Italian restaurant, convenience store, and pharmacy. Jump in the car, and in approximately a couple of minutes you're at the beach. What more could you ask for? Offering an abundance of spacious, light, and well-presented accommodation, the home also enjoys far-reaching sea and coastal views, adding a scenic backdrop to the impressive accommodation. Outside, the property benefits from a generous garden, ideal for family life and outdoor entertaining. Get in touch today to arrange your appointment to view!





## KEY FEATURES

- Spacious three bedroom home
- Far reaching coastal views
- Approximately ten minute walk from the beach
- Loft conversion and extension
- Reverse level accommodation
- Popular residential area
- Generous gardens to three sides
- Light and airy living space
- Beautifully remodelled family bathroom
- Viewing highly recommended







## The Property

Step through the gate and into a generously sized front garden, with a pathway leading to the front door.

Beyond the front door, the ground floor hosts three well-proportioned bedrooms. One benefits from a spacious en-suite shower room, while another enjoys a dual-aspect design, complete with French doors opening onto the side garden—inviting natural light and seamless indoor-outdoor living.

Ascend to the first floor, the true heart of the home. Here, a beautifully appointed open-plan kitchen and dining area awaits, fitted with a sleek, modern kitchen—perfect for entertaining or enjoying family meals. Gaze out of the windows, and you'll be treated to breathtaking views in the distance. Also on this level, a recently renovated bathroom exudes luxury, featuring a contemporary suite with a freestanding bath—ideal for a long, indulgent soak—as well as a generously sized separate shower for those busier mornings.

Venture to the top floor, where the panoramic views truly steal the show. Overlooking the bay, this carefully designed reception space offers a fabulous vantage point over the ever-changing coastal scenery—watch the waves roll in and the weather shift in the distance.

Outside, a spacious, enclosed lawned garden to the rear provides a private retreat—an idyllic space to relax and unwind.

What a truly exceptional home!

## Jamie's Thoughts

"Spanning three stylish floors, this stunning home offers breathtaking views, endless space for family living, and the perfect setting to grow, breathe, and create lasting memories." - Jamie Hendy, Director of Hunters West Cornwall

## The Location

Nestled along Cornwall's breathtaking coastline, Carbis Bay is a sanctuary of golden sands, turquoise waters, and refined coastal living. Just a short drive from the artistic hub of St Ives, this exclusive enclave offers an unrivalled blend of natural beauty and sophisticated charm. Famed for its award-winning beach—where crystal-clear waters meet soft, sheltered shores—Carbis Bay is a haven for those seeking tranquillity without compromising on luxury. From its prestigious hillside homes boasting panoramic sea views to its Michelin-starred dining and boutique retreats, this coveted destination encapsulates the very essence of Cornish coastal elegance. Whether indulging in waterfront living, exploring scenic coastal paths, or embracing the vibrant culture nearby, Carbis Bay is more than a location—it's a lifestyle.

Our sellers tell us how convenient they have found living in this property, being located close to the well regarded school, playgrounds, public transport links, south west coast path, and the restaurants and pubs of course!

Distance to:

- St Ives: 10 minute drive / 2.6 miles
- Hayle: 9 minute drive / 3.5 miles
- Penzance: 24 minute drive / 10 miles
- Newquay Airport: 45 minute drive / 37.4 miles

(distances and journeys are approximate and based on information from Google Maps)

## Useful Information

Parking: No designated off street parking. First come, first serve parking on the street outside the property.

Holiday let income potential: The sellers inform us that the property has previously been let out as a successful holiday let.



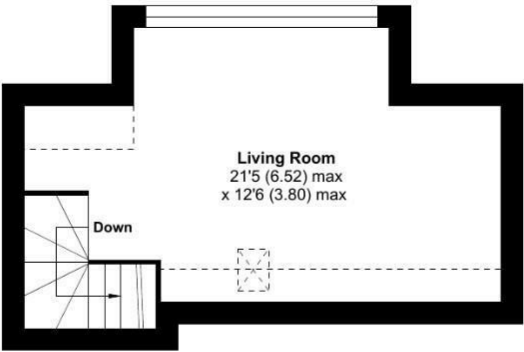




# Trewartha Estate, Carbis Bay, St. Ives, TR26

Approximate Area = 1077 sq ft / 100 sq m  
Limited Use Area(s) = 33 sq ft / 3 sq m  
Total = 1110 sq ft / 103 sq m  
For identification only - Not to scale

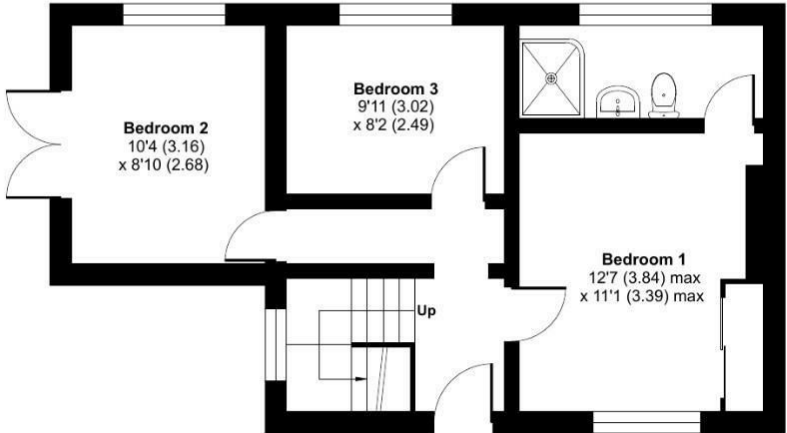
Denotes restricted head height



SECOND FLOOR

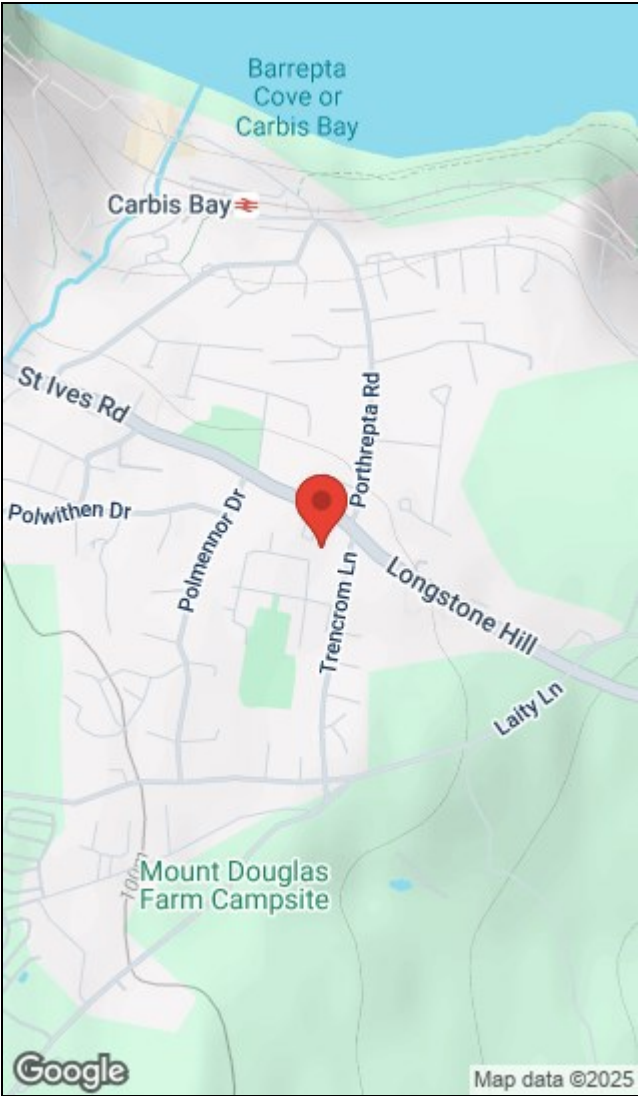


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters. REF: 1238206



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

