



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10386

£995,000

March,
Belyars Lane, St Ives, Cornwall, TR26 2DD

FREEHOLD



To be sold for the first time since 1985.

Discreetly situated in a tranquil and private position on the leafy and very highly regarded Belyars Lane, yet just a short stroll away from the picturesque harbour and golden sand beaches of St Ives.

A truly gorgeous detached part slate hung house with almost 2,800sq.ft. of accommodation including an impressive 22'6" long living room, 4 bedrooms and an open vaulted semi open-plan kitchen/dining room. With glorious level lawned gardens, parking for several vehicles and a very large detached garage. To be sold with no onward chain.



SUMMARY OF ACCOMMODATION – In all, about 2,788sq.ft.

Ground Floor Entrance hall, open-plan kitchen/dining/living room, formal dining room, sitting room, wc.

First Floor Landing, linen cupboard, 4 bedrooms, family bathroom, separate wc.

Second Floor (accessed via loft ladder and loft hatch) Attic room with dormer window and access to eaves storage.

Outside Level lawned gardens to the front, sun terrace to the front and side swimming pool. Gated driveway, very large, detached garage, tarmac parking area.

DESCRIPTION

March was built, we understand in 1920 and has been in our client's family's ownership since 1985.

Situated in a very discreet and private position off the very desirable and immensely sought after Belyars Lane which is regarded as one of the most exclusive and prestigious roads in St Ives due to its leafy, sylvan setting whilst also being only a short stroll away from the picturesque harbour and golden sand beaches of St Ives. March also has the benefit of being very well screened and set back in an elevated position from Belyars Lane which has very little passing traffic in any event.

A pair of granite piers with a timber gate opens to a driveway which broadens to the rear and provides parking for several vehicles and leads to the extremely large garage.

Beside the driveway is a large level lawn with an array of well established colourful plants, shrubs and trees which all combine to offer a great deal of privacy. Below the lawn is another smaller area of lawn with raised flowerbeds, a



greenhouse and a shed. Adjoining the area of lawn is a deep and broad paved sun terrace which is perfect for alfresco dining and outside entertaining. This patio leads around to the southern elevation where there is the outdoor swimming pool and a further sun terrace adjoined by a small area of lawn.

The accommodation itself is very traditional and flows beautifully – a covered entrance leads to an impressive wooden front door which opens to a very welcoming and impressive entrance hall which has a turning staircase to the first floor, a wc and a wonderfully light double aspect dining room to the right hand side with a broad box bay window. To the other side of the hallway is arguably the most impressive room in the house, a front to back 22'6" long triple aspect living room with two big broad box bay windows with window seats under, a gorgeous stone fireplace and a door opening to the southerly sun terrace and swimming pool, plus, underneath the carpet, is the same Canadian oak flooring that is in the dining room. At the end of the hallway there is an opening to the kitchen which is semi open-plan to a very spacious open vaulted triple aspect room which could comfortably be used as both a dining and a living room. This room was added in the 90s and has double doors opening to the rear lawn and, on the opposite wall, a door opening to the driveway.



On the first floor, the landing is spacious, part galleried above the entrance hall below, has a linen cupboard and the loft access hatch leads to a very spacious attic room with a dormer window and access to eaves storage. The attic room could be utilised as more accommodation, should one wish and subject to all necessary consents.

There are four bedrooms, all of which are double aspect and two of which are particularly large, one overlooking the lawn and swimming pool respectively whilst the other also overlooks the lawn but has a very lovely outlook through the trees out to the sea in the distance. The family bathroom and a separate wc complete the first floor accommodation.

There are only a very small number of houses on Belyars Lane and likewise, there is very limited choice of houses in St Ives that offer peace, privacy, plenty of outside space, driveway parking and garaging and yet are within walking distance of the harbour and beaches and subsequently, a viewing is wholeheartedly recommended in order to appreciate the opportunity on offer.

LOCATION

St Ives is incredibly picturesque with the buildings nudging the shoreline, little cobbled streets meandering around the centre, startling blue sea and perfect golden sand. The town has a bustling and cosmopolitan atmosphere where the restaurants serve fresh fish landed in the harbour. There are cafés, art galleries and studios everywhere with the Tate St Ives forming the focal point for this art loving community. Around the harbour are ancient winding streets and fisherman's cottages leading away from the main streets where there are numerous interesting shops.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming in off the Atlantic Ocean and the clarity of light is considered the best in Britain. The area is known for surfing with Porthmeor being the main surf beach although Porthminster and the other beaches around the four mile wide St Ives Bay mean that no matter what the swell and wind direction there is always



a wave or shelter to be found. St Ives has its own branch railway terminus which links to the main Penzance to Paddington line giving simple access throughout Cornwall and to London. On the outskirts of the town is a supermarket and St Ives has a full range of schooling, professional and commercial services.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the paved patio overlooking the front lawn, a covered entrance with granite lintel and granite steps leads to:-

ENTRANCE HALL With turning staircase with part galleried landing ascending to the first floor with under stair storage cupboard under, wooden panelling, exposed wooden beam, radiator and doors to:-

KITCHEN / DINING / LIVING ROOM – 23'9" x 13'6" (max wall to wall) A superb entertaining space with a large opening between the kitchen and the dining/living room.

KITCHEN The kitchen comprises a range of wooden base units and drawers under a granite effect worktop with further matching wall mounted display cabinets and units and a range of integrated appliances including a double Bosch oven, Bosch microwave, a five ring gas hob, a Franke 1½ bowl sink and drainer and space for a washer/dryer plus a dishwasher. Two uPVC double glazed windows overlooking the parking area, heated towel rail, door to entrance hall, breakfast bar leading to the living/dining room.



LIVING / DINING ROOM A superb triple aspect entertaining space with open vaulted ceiling with four Velux skylights and exposed beams and with uPVC double glazed windows overlooking the driveway plus and opaque glass uPVC double glazed door which opens to the driveway, two sets of double paned double glazed sealed units overlooking the rear path and uPVC double glazed double doors with sealed units to either side opening to the rear garden, two radiators.



FORMAL DINING ROOM – 14'2" (plus box bay window) x 12'3" A spacious double aspect room with multi pane uPVC double glazed window overlooking the front garden plus large box bay window with uPVC double glazed windows overlooking the driveway plus uPVC double glazed sealed units to either side, coal effect gas fireplace, radiator.



SITTING ROOM – 22'6" (plus box bay window) x 14'2" (plus box bay window) A superb light filled triple aspect room with uPVC double glazed windows overlooking the front terrace and garden, uPVC double glazed door with sealed units beside and above opening to the side path and pool area, plus two large box bay windows, overlooking the pool area and rear garden respectively, both with built-in wooden window seats and storage under, further uPVC double glazed sealed unit overlooking the rear garden. Built-in glass fronted shelved display cabinet, wooden panelling, exposed beams, large granite fireplace with terracotta tiled hearth, wooden mantle above and a woodburning stove (no longer in use), radiator.



WC Fully tiled with wc, wash basin and pedestal, opaque glass uPVC double glazed window.

From the entrance hall, a turning staircase with understair storage cupboards ascends to:-

FIRST FLOOR

LANDING Part galleried above the entrance hall with exposed beam, linen cupboard and single glazed window overlooking the front sun terrace and garden, loft access hatch leading to the attic room (see below) and doors to:-

BEDROOM 1 – 14'10" x 12'10" A spacious double aspect double bedroom with uPVC double glazed multi pane window overlooking the front sun terrace and garden, plus a further uPVC double glazed window overlooking the parking area, garage and with views of the sea through the trees, built-in wardrobe with shelving and hanging rail and further storage above, radiator.



BEDROOM 2 – 15' x 14'10" A spacious double aspect double bedroom with uPVC double glazed window overlooking the front sun terrace and garden, plus a further uPVC double glazed window overlooking the pool area, disused fireplace with wooden surround and mantle, radiator.

BEDROOM 3 – 15'1" x 8'5" A spacious double aspect bedroom with uPVC double glazed window overlooking the pool area, plus a further uPVC double glazed window



overlooking the rear garden, built-in wardrobe with shelving and further storage above, radiator.

BEDROOM 4 – 8'10" x 8'10" A spacious double aspect single bedroom with uPVC double glazed window overlooking the parking area, garage and with some sea views through and over the trees, further uPVC double glazed window overlooking the roof of the living/dining room below and the parking area. Built-in wardrobe with hanging rail and shelf and further storage above, radiator.



FAMILY BATHROOM Fully tiled with panelled bath with shower head attachment, wash basin and pedestal, walk-in shower cubicle with rain shower head, built-in boiler cupboard which houses the hot water cylinder and the boiler and has some shelving, radiator with towel holder above, opaque glass uPVC double glazed window.

WC Fully tiled with wc and opaque glass uPVC double glazed window.

From the landing, a loft access hatch and ladder opens to:-

ATTIC ROOM – 13'9" x 10'3" extending to 14'1" A spacious room with dormer window with uPVC double glazed window providing a very pleasant outlook and doors to either side leading to eaves storage.



OUTSIDE



March owns the lower driveway that adjoins Belyars Lane and which serves one other property. Granite gate pillars with a four bar timber gate opens to a tarmac driveway which broadens to the side of March and provides parking for several vehicles and leads to the:-

DETACHED GARAGE – 41'5" (max) x 23' (or irregular shape) Two electrically operated roller doors, uPVC double glazed pedestrian door plus three further uPVC double glazed sealed units and a uPVC double glazed window above a work surface with base units and drawers, plus matching wall mounted cabinets and units, power and light and large enough for several vehicles.



Adjacent to the parking area and side door to the garage is a deep well stocked border with two small sheds. Beside the driveway as you approach the property, to the right is a well established hedgerow offering great privacy. The garden has a number of well stocked and well established borders and beds. To the front of March, facing east, is a deep and broad slate paved sun terrace which wraps around one side of the property and leads to a raised pool area with wooden shed to one corner and a number of well established plants, shrubs and trees plus close board fencing on its border. The patio leads to an area of lawn to the rear which narrows to a pathway behind the rear of the living/dining room and which leads back around to the parking area.

To the front of March, with a small granite step down from the paved sun terrace is a large near level area of lawn which offers huge privacy and has an array of mature trees and shrubs which help to offer a great deal of privacy, colour and intrigue. At the far end of the lawn is a small step down to a further area of garden with more mature shrubs and trees, two raised beds, a small greenhouse and a shed.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR26 2DD.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND G (see www.mycounciltax.org.uk).

DIRECTIONS Proceed into St Ives from Carbis Bay on the A3074 Trelyon Avenue, continue to follow the road straight ahead onto Albert Road and do not bear right down to the town centre. After a narrow section and two sharp left bends, rise up the hill, called Talland Road and bear left signed Belyars Lane. Follow this lane up the hill and after it broadens slightly March will be found as the last driveway on the right hand side. We suggest driving up to the next right hand turn to Belyars Court, turning around and then approaching March from

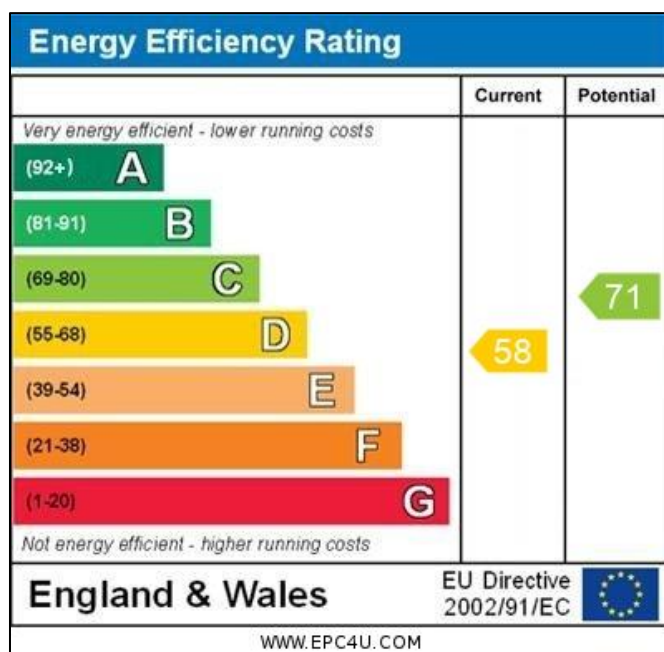
driving down Belyars Lane. As you drive up the shared driveway take the driveway on the left hand side, marked by our for sale board.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

