

THE HAVEN

HAWKS POINT, CARBIS BAY, ST IVES, CORNWALL





Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com

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Occupying a magical and very private 'frontline' coastal setting, commanding jaw dropping views across Porthkidney Sands, the Hayle Estuary, Gwithian Towans, Godrevy Lighthouse and St Ives Bay; a wonderful 5 double bedroom, 5 bath/shower room contemporary coastal home with fabulous open-plan living space and all mod cons, set within beautiful tranquil gardens and accessible by footpath only.

With Porthkidney Sands arguably one of the most beautiful unspoilt beaches in the county, just a short stroll away, this must surely rank as one of the most idyllically situated coastal properties to come to the market in Cornwall and immediate viewing is strongly recommended by the vendor's sole agent.

SUMMARY OF ACCOMMODATION – In all, approximately 2,320sq.ft.

Ground Floor Entrance vestibule, reception hall with turning staircase to first floor, bedroom 5, cloakroom/wc with shower, door into vast open-plan kitchen/dining/sitting room with full height glazed bay window overlooking the sea, utility room, side entrance.

First Floor Landing, principal bedroom with bath and en-suite shower room, access to balcony, bedroom 2 with en-suite bathroom, bedroom 3 with en-suite shower room and access to balcony, bedroom 4 with en-suite shower room.

Outside Fabulous well planted gardens and grounds which afford the house total privacy and seclusion. Gated pedestrian entrance through wrought iron gate with pathway culminating in a broad level plateau with raised composite decked terrace with hot tub, areas of level lawn, detached boiler room, lower pathway to cliff path to beach. Freehold parking space for 1 car (located on landward side of the level crossing).

In all, circa ½ of an acre.





LOCATION

Carbis Bay is a very popular residential area on the outskirts of the ancient Cornish fishing town of St Ives, world famous for its association with the Newlyn School of Art, the pottery of Bernard Leach and the sculpture of Dame Barbara Hepworth. Carbis Bay is very well served for local day to day needs with a post office, local shops, banks and schools for all age groups. Carbis Bay is also extremely well served for public transport to nearby St Ives and even has a railway station just a few minutes' walk from The Haven on the scenic St Ives to St Erth single track branch line which connects with the main Penzance to Paddington intercity line (London approximate 4¾ hours). Carbis Bay beach has recently received international attention being the site of the 2021 G7 Summit and is located just a few minutes' walk away from the property and is a well renowned haven for water sports. To the east of the property are the magnificent Porthkidney Sands which is arguably one of the most beautiful, unspoilt tidal beaches anywhere in Cornwall and is accessible from the coastal footpath that also provides direct access to the property. The beach is popular with surfers and pet lovers but due to its relative inaccessibility in comparison to others in the area, is often only lightly populated even in the height of the Cornish summer.

Nearby St Ives is a vibrant, colourful, picturesque fishing port and resort, famous for its mild climate, its harbour and pier and kaleidoscopic collection of shops and galleries interspersed amongst its maze of enchanting cobbled streets and fisherman's cottages. St Ives has a wide range of shopping, commercial and indeed schooling facilities including some of the area's finest restaurants in addition to the Tate St Ives – a spectacular building facing out across the sea at Porthmeor. Recreational facilities include golf at nearby Tregenna Castle Hotel and also the well regarded 18-hole Links course at West Cornwall Golf Club at Lelant backing onto the dunes of Porthkidney Sands within sight of The Haven.



DESCRIPTION

The Haven enjoys a truly outstanding and tremendously rare setting located on the eastern most fringe of Carbis Bay, hidden and virtually out of sight and accessible by foot only, beyond the end of Headland Road by crossing the St Ives to St Erth single track branch line on a level crossing which separates the headland from Carbis Bay. It is a truly magical setting and in some ways the pedestrian access to it emphasises a feeling of being close to nature and 'Far from the madding crowd' and yet having all of the amenities of the thriving nearby coastal resort of St Ives close at hand.

Facing east, The Haven sits amidst beautiful gardens and overlooks one of the most spectacular and sensational sea vistas to be found anywhere along the coast of Cornwall. The breathtaking views span the entirety of St Ives Bay from Porthkidney Sands and dunes in the foreground to the Hayle Estuary, Hayle Towans and along the coastline to Godrevy, Godrevy Lighthouse and far out to sea. The vista is as close to a classic John Miller painting as one could expect to find in this district and is totally uninterrupted and uninteruptable.

The Haven shares the magnificent headland known as Hawks Point with only a handful of other properties and has a long and fascinating history – not least the ongoing debate of how the location got its name. For some say it comes from the hawks who have nested in the area of centuries, others talk of a smallholder named Hawk who made his home on the point. The mysterious Mr Hawk is himself the centre of much discussion with historians divided on whether he was a gentleman who collected flotsam and jetsam off the beach or a devious wrecker who lured ships onto the rocks before descending the stone steps to collect his spoils from Porthkidney beach below. What is not in doubt is that Hawks Point was home to a small but noteworthy mine which under the management of Joseph Vivian & Sons of Camborne employed five staff and produced tin, copper and lead and even nickel silver until it closed in 1871 ahead of the building of the St Erth to St Ives railway in 1877.



The Haven was constructed in 2011 by the current owners as a replacement dwelling for an older original property. The house is an attractive modern design with part white rendered, part timber clad elevations under an attractive cedar shingle roof with protruding gable and eyebrow dormer windows with magnificent first floor sea view balcony with plate glass balustrade. The house has all mod cons with double glazed mains gas centrally heated accommodation which has been designed specifically to make the most of the sensational all encompassing wraparound views.

An attractive wrought iron pedestrian gate opens onto a private pathway which meanders through a tunnel of mature shrubs and trees with occasional glimpses of the view to the beach, this path culminates into a broad plateau where the incredible views from the house can be fully appreciated. Entered through a side door, an entrance vestibule in turn opens into a broad part galleried reception hall, turning oak staircase ascending to the first floor. On the left is a cloakroom/wc with shower, perfect for coming in straight off the beach, and on the right the smallest of the five bedrooms, but still a good sized double with magnificent sea views.

The hallway opens into the wonderful open-plan kitchen/dining/sitting room (34' max x 32'1" into bay), this magnificent open-plan living space is perfect for entertaining, there is a huge sitting area with space for easy chairs and sofas, space for a twelve seater dining table, a well fitted kitchen with central island unit with Neff five ring induction hob plus recessed extractor hood over. The kitchen has a full range of quality Neff appliances including double oven and grill plus microwave, dishwasher, Kenwood fridge and frost free freezer with additional space for breakfast table and in the bay window, a sensational lookout area with three sets of full height sliding double glazed doors which overlook and open out onto the sea facing terrace with the incredible vista beyond.

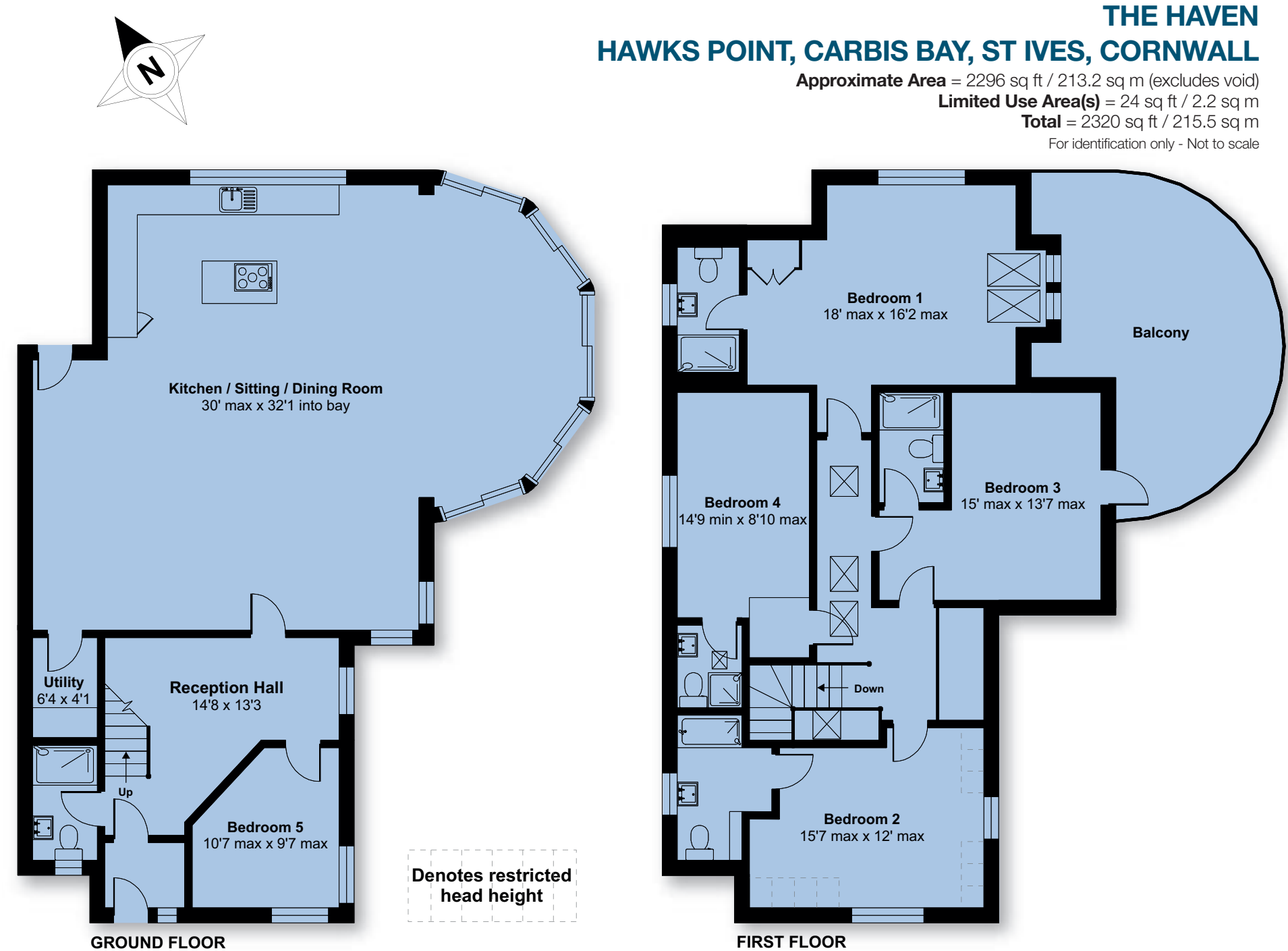


On the first floor there are four large double bedrooms, all with en-suite facilities, the principal bedroom with an en-suite and also a bath at the end of the bed from which the coastal views can be enjoyed. This bedroom and the one adjacent to it have access onto the semi circular composite decked balcony with plate glass balustrade which enjoy some of the finest coastal views to be enjoyed anywhere in Cornwall.

The gardens and grounds which surround the house afford the house peace, tranquillity and seclusion and yet are not so big that they cause a headache for maintenance. On the seaward side of the house are lawned terraces and a broad composite decked sun terrace where there is a hot tub and space for garden furniture, perfect for barbecues, alfresco dining etc.

A further private pathway descends and joins with the coastal cliff path giving access to the beach below, just a short stroll away. With no nearby roads or traffic the tranquillity and beauty of the location cannot be overemphasised. With the sound of the waves below and the chatter of birdsong in ones ears it provides a backdrop which calms and nourishes the soul like no other house you will ever set foot in.

In a magical setting with truly world class panoramic views and located just a stone's throw from one of Cornwall's most beautiful and unspoilt golden sand beaches, the availability of The Haven represents an incredibly rare opportunity to acquire one of Cornwall's very best contemporary coastal homes. Early viewing wholeheartedly recommended by the vendor's sole agent.



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 2NY.

SERVICES Mains water, electricity and gas. Private drainage (modern sewage treatment plant).

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

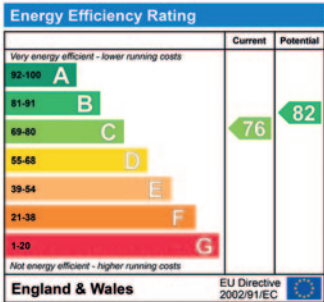
DIRECTIONS what3words Parking ///happen.crouching.deadline The Haven ///solve.clusters.cROUTONS. Enter Carbis Bay on the road from Lelant and turn right into Porthrepta Road. Follow the road down the hill towards the sea and turn right into Headland Road. Although there is a parking spot for ease, park at the end of the road which is unrestricted and follow the footpath down to the clifftop Lelant to St Ives branch line level crossing. Continue across the railway crossing when safe, bear left and just after the coastal path turns down to the beach, the wrought iron entrance gate for The Haven will be found in front of you. Follow this pathway to the house.

AGENT'S NOTE 1 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.

AGENT'S NOTE 2 An application for two contemporary homes has been made on land on the western hillside to the rear of The Haven. For further details please contact the vendor's sole agent.

PARKING The Haven has a freehold parking space for 1 vehicle which is located approximately 150 yards away from the property, up the hill from the level crossing.

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 **CORNWALL** ESTATE AGENT

www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com

