



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9557

£945,000

**Fernhill Lodge,
St Ives Road, Carbis Bay, St Ives, Cornwall, TR26 2JT**

FREEHOLD



An exemplary, modern, detached coastal home of impressive proportions, quality and style, offering 3 double bed roomed, 2 bath/shower roomed accommodation, with one vast open-plan light and spacious principal reception room on the first floor, in this quiet leafy setting, with broad panoramic views over St Ives Bay.

A stunning modern home with lovely gardens, ideal as a family home or as a high end holiday letting investment, just a few minutes' walk through the blissful valley to Carbis Bay Beach and close to the bustling harbourside town of St Ives.





SUMMARY OF ACCOMMODATION

Ground Floor Part vaulted naturally light entrance hall, principal bedroom with en-suite shower room, 2 further large bedrooms, large family bathroom, utility room, store.

First Floor Open-plan kitchen/dining/living room with full wall of gabled glazing, opening to a broad glass balustrade covered balcony overlooking the garden and out to St Ives Bay.

Outside Plentiful brick paver driveway parking for numerous vehicles, tiered low maintenance gardens.

DESCRIPTION

Fernhill Lodge is a fantastic, beautifully presented and exceptionally light, two storey detached house, designed by the award winning architect Barrie Briscoe and built in 2005 in this quiet exclusive enclave of just a few properties.

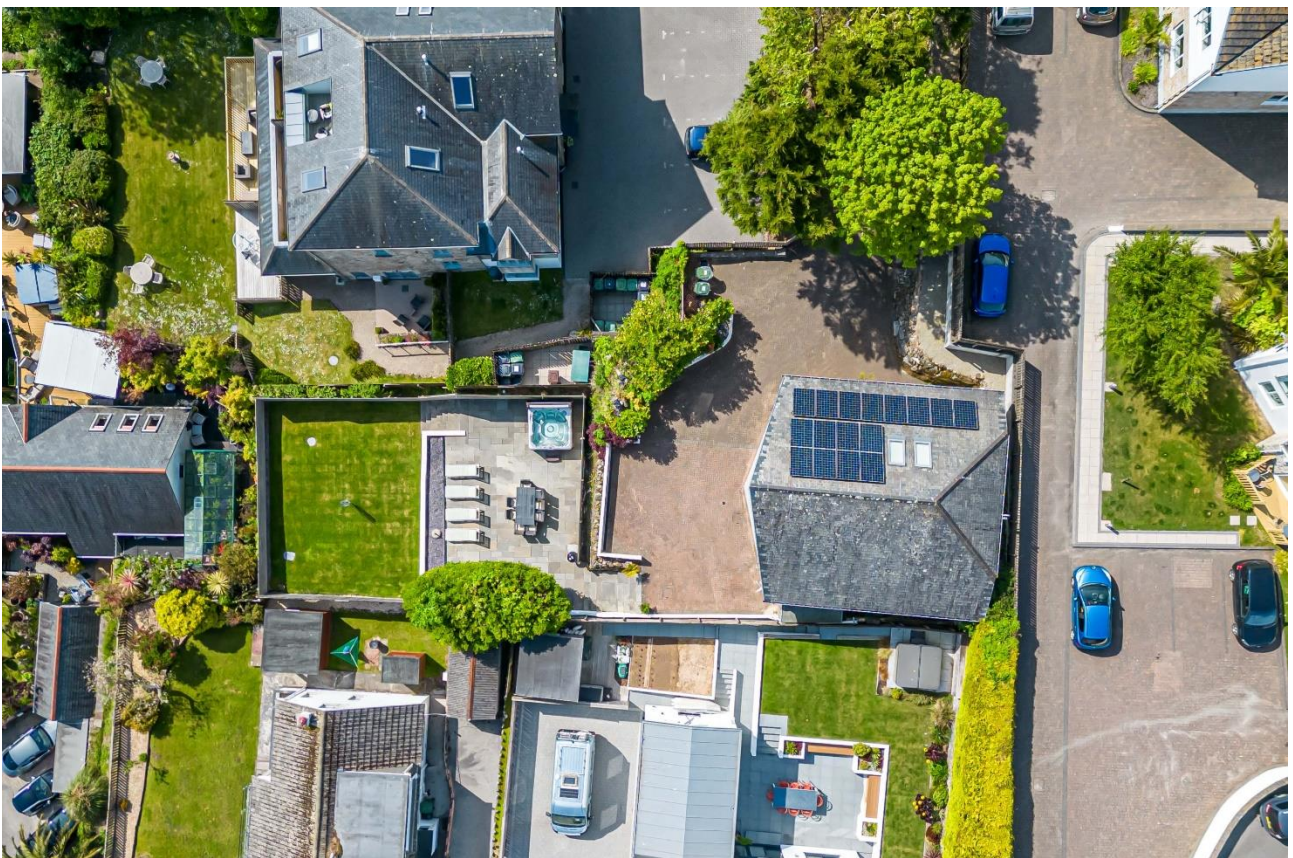
The accommodation comprises three large ground floor bedrooms, the principal bedroom served by a beautifully appointed en-suite shower room, and separately off the initial entrance hall, a large and well appointed family bathroom. The initial entrance hallway is spacious and incredibly naturally light from its part galleried staircase which ascends to the first floor living space.

The entirety of the first floor is one large, vast open-plan vaulted ceilinged living space, arranged as distinct areas including a beautifully appointed modern fitted kitchen, dining area and large living area, adjacent to a full wall of gabled glazing with doors and windows opening out to and overlooking a broad covered balcony, perfect for alfresco dining, with glass fronted balustrade and a fantastic view across many miles of the golden sands of St Ives Bay.

Outside, approached off the quiet no-through road, brick paver driveway parking is available for several vehicles, with the gardens then further descending to two private tiers arranged as a low maintenance broad paved terrace with hot tub/jacuzzi overlooking St Ives Bay and then steps down to a broad level lawned garden.



Fernhill Lodge is a successful holiday let and currently in contract with Carbis Bay Holidays for a rolling year, and any incoming purchaser will be required to sign a contract with Carbis Bay Holidays for the upcoming year. If a buyer should wish to terminate the agreement with Carbis Bay Holidays, then that is their choice, but they may be liable to pay any fees as a result. Our clients are looking to exchange contracts as soon as possible but completion cannot take place before 1st December 2023.



LOCATION

Fernhill is a quiet, exclusive, leafy enclave of just a handful of properties, on the approach to St Ives as one begins to leave Carbis Bay. A picturesque quiet sylvan valley which descends through the blissful woodland to Carbis Bay beach and the broad expanse of the iconic, picturesque St Ives Bay. A further walk makes St Ives itself accessible on foot, traversing the South West Coast Path, or alternatively a short walk through Carbis Bay itself will lead you to the branch line railway station where a regular service is available to take you into St Ives or back out to St Erth to join the main Penzance to London Paddington line.

St Ives is incredibly picturesque, with fishermen's cottages nudging the shoreline, little cobbled streets meandering around the town centre, startling blue sea and perfect golden sand. The town has been a bustling and cosmopolitan atmosphere for many years, where the restaurants serve fresh fish landed in the harbour. There are many cafes, art galleries and studios, with the national iconic Tate St Ives forming the focal point of this art loving community.

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 some of the best in Britain. The area is also known for surfing with Porthmeor being the main surf beach, although Porthminster and other beaches around the 4 mile wide St Ives Bay mean that no matter the direction of the swell or wind there is always a wave to be found. St Ives has its own branch railway terminus which links through Carbis Bay to the main Penzance to London Paddington line giving simple access throughout Cornwall and onwards to London.





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 2JT

SERVICES Mains water, drainage, electricity and gas.

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

DIRECTIONS Entering Carbis Bay from Lelant on the A3074 and after passing Carbis Bay Holidays on the left hand side, the road bears to the right at which point the entrance to Fernhill will be seen on the right hand side (almost straight ahead of you). Drive down the private road into Fernhill and Fernhill Lodge will be found ahead of you at the end of this no-through road.

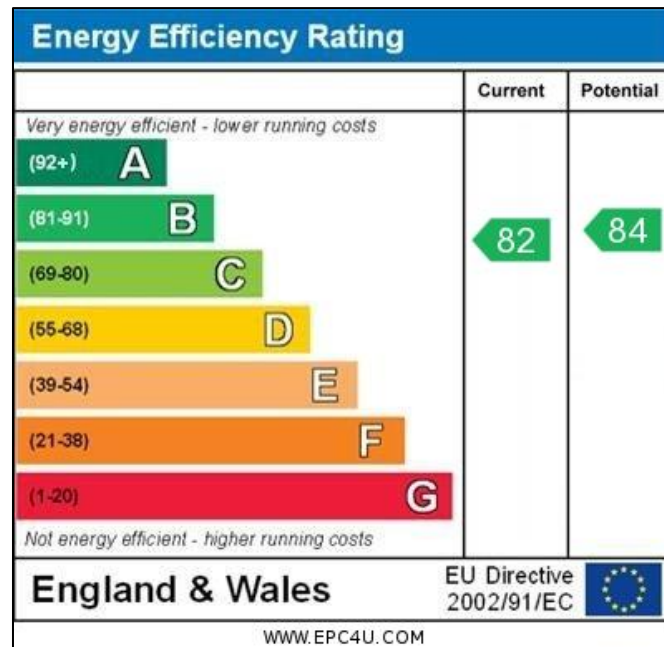
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

St. Ives Road, Carbis Bay, St. Ives

Approximate Area = 1552 sq ft / 144.1 sq m (excludes void)

For identification only - Not to scale

