



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9841

£1,100,000

4 Higher Trewidden Road,
The Belyars, St Ives, Cornwall, TR26 2DP

FREEHOLD



A particularly impressive, large, detached family home, perched high above St Ives Bay with panoramic sea views stretching along the north Cornish coastline. Found in a quiet, peaceful, exclusive setting, with well proportioned 6 bedroomed, 4 bath/shower roomed accommodation, arranged over three floors with large wraparound lawned gardens, driveway parking and large integral garaging. A short walk from the harbour and beaches – yet away from the hustle and bustle and boasting a good degree of peace, privacy and elbow room.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, home office/study, sitting room, kitchen/dining room, cloakroom/wc, utility room.

First Floor Landing, 5 double bedrooms, 2 of which with en-suite shower rooms and sit out balconies, family bathroom.

Second Floor Bedroom 6 with en-suite bath/shower room.

Outside Brick paviour driveway parking for several vehicles, integral large garage, wraparound lawned gardens, decked and paved terracing.

DESCRIPTION

Number 4 is found on Higher Trewidden Road, The Belyards, a quiet, residential road perched high above St Ives Bay and harbour, with panoramic elevated views across the rooftops below over the entirety of St Ives Bay, lined by the golden sand of the north Cornish coast, an array of headlands, up as far as Trevoze Head off Padstow on a clear day! An array of impressive, individual, architect designed detached homes, built around the 1980s,

all of individual style and stature with number 4 boasting a particularly impressive garden plot and favoured elevated position affording the wonderful views across the bay.

A brick paviour driveway provides off-road parking for several vehicles in front of an integral large single garage with electric roller door, with level lawned gardens wrapping around either side of the house bordered by mature hedged boundaries and interspersed with a range of deep planted beds, with three large areas of level lawn, decked alfresco dining terrace with glass balustrade and separate sheltered slated seating terrace, all positioned to follow the day's sunshine and most of the garden enjoying a fabulous view over the rooftops below and out across the bay.

Inside, a welcoming entrance hall serves a useful triple aspect home office/study and a large dual aspect sitting room with fantastic views across St Ives Bay, as well as a very well appointed large family kitchen/dining room which flows out to the garden. Completing the ground floor is a useful utility room, cloakroom/wc and access into the large integral garage. A turning staircase ascends to the first floor



landing, off which are five particularly large double bedrooms, two of which benefitting from sit out balconies from which a wonderful vista can be enjoyed across the gardens below and onto St Ives Bay – with two of the bedrooms complemented by fitted en-suite shower rooms, in addition to a family bathroom off the main landing. On the second floor, a sixth double bedroom, also served by a well appointed en-suite bath/shower room, with fantastic eagle eyed views across the bay, St Ives harbour, The Island and Atlantic Ocean beyond Porthmeor beach.

The house boasts impressive proportion and plentiful accommodation, a particularly large private and quiet garden – found in a highly regarded and well sought after location, away from the hustle and bustle of the town centre, yet with all amenities and beaches within easy striking distance.

LOCATION

St Ives needs little introduction with its famous, picturesque harbour and fabulous range of bistros, restaurants and galleries including the world renowned Tate, St Ives. The town centre offers a good range of shopping and schooling facilities and has become an exceedingly fashionable, world famous coastal resort. There are no less than three Blue Flag Award golden sandy beaches to choose from with Porthmeor Beach having a reputation as one of Cornwall's best surfing beaches being exposed to the Atlantic but

sheltered from the prevailing south westerly wind. Beautiful coastal walks abound, for golfing enthusiasts there is Tregenna Castle golf course plus the fantastic Links course at West Cornwall Golf Club in Lelant.



Communications are now excellent within and out of the county; the St Ives to St Erth branch line provides direct access to the main Penzance to Paddington line; the main trunk road, the A30 is accessed nearby at Lelant which brings both Penzance and the cathedral city of Truro within easy driving distance, the latter being the retailing, commercial and administrative centre of the county. Very regular flights are now available from Newquay Airport to London and curtain other British and European destinations.

Other attractions in the nearby area include the iconic St Michael's Mount at Marazion and the open air Minack Theatre in Porthcurno to the west.

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

Hardwood painted front door opens from the covered open air porch into:-

ENTRANCE HALL Doors to the home office, sitting room, kitchen/dining room and a turning staircase ascending to the first floor landing. Oak block flooring throughout the hallway and warmed by a central heating radiator with access to a useful understairs storage cupboard. Off the entrance hall a:-

CLOAKROOM / WC Comprising a low level flush wc, wall mounted wash hand basin and warmed by a central heating radiator.

HOME OFFICE / STUDY – 16'8" x 11'4" A light and spacious triple aspect room with double glazed windows to both the side and front elevations, from the front there is a delightful view over the garden and rooftops below, out across St Ives Bay with Godrevy Lighthouse as the focal point and the headlands dotting the north Cornish coast up as far as Trevoze Head in the distance. Full height glazed doors to the side open out to an alfresco decked terrace and onto the garden. With a continuation of the oak block wood flooring and warmed by a large central heating radiator. An ideal work from home space.

SITTING ROOM – 22' x 14'8"

Another very lovely light and bright, spacious dual aspect room with full height glazed French doors on the front elevation which open to the same decked terrace to the front affording a wonderful view across the garden and rooftops below and out to St Ives Bay, with a further double glazed window on the side elevation. A warm and cosy room with a continuation of the oak block flooring, centred around a focal open fireplace and further warmed by central heating radiator.



Approached off both the entrance hall and the sitting room, through part glazed interior doors:-

KITCHEN / DINING ROOM – 24'1" x 15'5" reducing to 9'11"

Another light, bright and spacious triple aspect room with multiple double glazed windows across the side and rear elevations, the rear enjoying a sunny southerly aspect and pulling in much natural daylight to the house, with a pair of full height glazed French doors on the side elevation opening out to another



dining terrace and onto the garden. Broad central heating radiator. The kitchen/dining room and sitting room, opening through part glazed doors act as one large sociable entering space, with the kitchen/dining room being plentiful large enough to house a large family dining table and chairs immediately adjacent to the fully fitted kitchen.

KITCHEN AREA

Fitted with a range of contemporary gloss grey fronted J Pull door and drawer units under square edge stone effect worktops, with a 1½ bowl sink and drainer with a range of integrated appliances including a mid height Neff double oven, integrated fridge and freezer, AEG five ring induction hob with extractor fan over and an undercounter Miele dishwasher. Oak



block flooring to both the kitchen and dining room. A door opens through to:-

UTILITY ROOM – 10'4" x 5'4" A useful space with further fitted base unit with inset stainless steel sink and drainer, space and plumbing for freestanding white appliances. Warmed by central heating radiator with a part glazed uPVC door to the rear opening out to the rear garden. Door from here leads to a large integral garage (see below).

From the entrance hall, turning stairs ascend to:-

FIRST FLOOR

LANDING Doors to five double bedrooms, the family bathroom and staircase continuing up to the second floor bedroom 6. Warmed by a central heating radiator and access to a useful shelved airing cupboard. Flooded with light from a double glazed window on the front

elevation with a fantastic elevated view across the gardens below and out across the entirety of St Ives Bay.

BEDROOM 1 – 12'8" x 12'7" A spacious dual aspect room with double glazed windows on the front elevation with a fantastic elevated view across the gardens and rooftops below, across the entirety of St Ives Bay framed by the headlands that dot the north Cornish coast, with an open expanse of sea and Godrevy Lighthouse taking centre stage, with full height glazed windows and doors on the side elevation opening out to a sit out balcony, from which another fantastic sea view continues past the rooftops towards St Ives harbour and town centre. Facing west and an ideal space to catch the last rays of the afternoon and evening's sunshine. A large double bedroom warmed by a central heating radiator and complemented by:-



EN-SUITE SHOWER ROOM Beautifully appointed with a large walk-in shower enclosure with fixed glazed screen, handheld shower attachment and rainfall shower head, Roca low level flush wc and his and hers vanity unit mounted wash hand basins. Lit by obscured double glazed windows on the rear elevation and further warmed by a ladder style wall mounted heated towel rail.

BEDROOM 2 – 14'4" x 11'4" Another spacious dual aspect room, with double glazed windows to both front and side elevations, with a fantastic view across the rooftops and garden below, across St Ives Bay with the long golden sands of Gwithian beach and the north Cornish coastline in the distance. A large bedroom warmed by central heating radiator and complemented by:-



EN-SUITE SHOWER ROOM Comprising low level flush wc, walk-in corner shower enclosure with mixer shower and wash hand basin.

Lit by an obscured double glazed window on the side elevation and warmed by a ladder style heated towel rail.

BEDROOM 3 – 13' x 11'1" Another good sized double bedroom, with full height glazed windows and door on the side elevation opening to another sit out balcony with fantastic views across the gardens and rooftop below and across St Ives Bay. A large bedroom with fitted wardrobe providing hanging and shelved storage. Central heating radiator.

BEDROOM 4 – 15'6" x 11'1" Another very large double bedroom, positioned to the rear of the house with dual aspect double glazed windows on the side and rear elevations. A large bedroom with fitted wardrobes providing useful hanging and shelved storage. Central heating radiator.



BEDROOM 5 – 12'5" x 9'10" Another very good sized double bedroom positioned to the rear of the house with double glazed windows on the sunny southerly rear elevation. Fitted with wardrobes providing useful storage with a hanging rail. Central heating radiator.

FAMILY BATHROOM Well appointed with a low level concealed flush wc, vanity unit mounted wash hand basin and panelled bath with mixer handheld shower attachment. Fully tiled and lit by an obscured double glazed window on the rear elevation. Wall mounted ladder style heated towel rail.

From the first floor landing, stairs continue to ascend to:-

SECOND FLOOR

BEDROOM 6 – 32'11" x 13'2" (max measurements) With partial restricted head height but a fantastic, large en-suite bedroom with an eye eagle view from two Cabrio Velux windows across the entirety of St Ives Bay, from the sea beyond Portmeor beach, across the top of The Island, down into St Ives harbour and across the entirety of St Ives Bay with the extensive golden sands at Gwithian beach, Godrevy Lighthouse and headlands dotting the north Cornish coast all the way up to Trevoze Head on a clear day. A large bedroom with further Velux window on the sunny southerly rear elevation with an interesting curved glass block wall leading to:-

EN-SUITE BATH / SHOWER ROOM Comprising a low level flush wc, walk-in shower enclosure with rainfall shower head and separate handheld attachment, freestanding claw foot roll top bath and vanity unit mounted wash hand basin with Velux windows

on both the front and rear elevations, with the front affording a fantastic view over St Ives Bay. Warmed by a ladder style heated towel rail.



OUTSIDE



Approached off this incredibly popular, quiet residential road, a brick paviour driveway provides off-road parking for several vehicles in front of a large attached integral garage.

INTEGRAL GARAGE – 20'1" x 19'2" (max measurements) A particularly large integral garage with remote operated electric roller door from the brick paviour driveway parking, providing further parking for vehicles or as currently utilised as a fantastic home gym, with power and lighting connected, under a voluminous 9'5" high concrete ceiling. In the rear corner of the garage is a small boiler room which houses the Baxi combination gas fired central heating boiler. Space and plumbing for washing machine and separate tumble dryer.



There are particularly large, well maintained wraparound gardens which enjoy a good degree of privacy and from the most notable and large front and side garden, a fantastic view across the mature hedged boundaries and over the rooftops below to St Ives Bay. The gardens are arranged as low maintenance alfresco dining terrace plus a decked terrace with glass balustrade and stainless steel



handrail to the front approached off both the sitting room and home office/study, from which there is a lovely view across St Ives Bay. Beneath which is a large wraparound level lawned garden, which ascends two further level terraces to a sheltered lawn with slate dining patio – all of which bordered by mature hedge and treelined boundaries with deep planted beds and borders. Low maintenance pathways run around either side of the house, where lawned gardens continue and on the sunny southerly rear elevation, a gated area where one could grow fruit, vegetables etc and also it affords access back into the utility room and into the accommodation. There is an array of planted beds and borders with some specimen plants and shrubs with some enormous subtropical palms which really illustrate the temperate climate that St Ives affords.

It cannot be underestimated the level of peace which is enjoyed in such a favourable residential location, with the town centre being a short walk away, but absolutely away from the hustle and bustle of the busy summer crowds.

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 2DP.

SERVICES Mains water, drainage, electricity and gas.

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

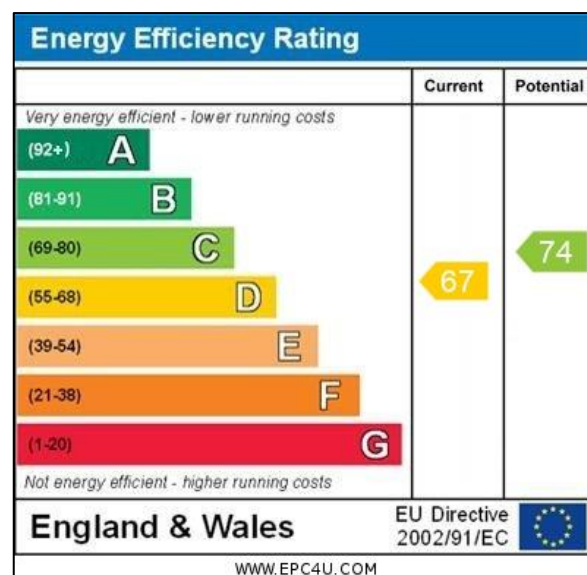
DIRECTIONS Proceeding into St Ives, down the hill past the Tregenna Castle resort, follow Talland Road up and around the back of the town, proceeding uphill and before taking the right hand bend into the one way system, proceed straight ahead. Follow Higher Trewidden Road up and round the left hand bend, passing Trinity Watch on your right hand side, number 4 will be found a short distance thereafter on the left hand side.

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.

