



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10053

£1,295,000

Bay Harbour Lodge,
Castle Approach, Tregenna Castle Resort, St Ives, Cornwall, TR26 2GL

LEASEHOLD



For sale for the first time since construction in 2020, a contemporary designed 4 bedroomed, 4 bathroomed detached house with tantalising glimpses of St Ives Bay plus a large detached garage with permission to convert to an annexe, standing privately in landscaped gardens within and with the use of the Tregenna Castle Resort. With the remainder of a 10 year warranty, this principal residence only home stands in the gated and security patrolled grounds and has the option to use the heated pools, tennis courts, fitness suite and croquet lawn.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, reception hall, sitting/sun room, principal bedroom en-suite, second double bedroom en-suite, third double bedroom with walk-in wardrobe, bathroom, utility room.

First Floor Open-plan kitchen/dining/living room 30' x 27'9" reducing to 12'6" opening to a broad balcony. Fourth double bedroom with en-suite and walk-in wardrobe. Plant room.

Outside Secure gated approach through Tregenna Castle grounds, private driveway, parking for numerous cars plus electric car charging point. 22' x 21'6" detached garage with shower room and planning permission for conversion to an annexe. South facing lawned garden and paved patio, further east facing patio, beautiful planted beds. Leafy private environment.

DESCRIPTION

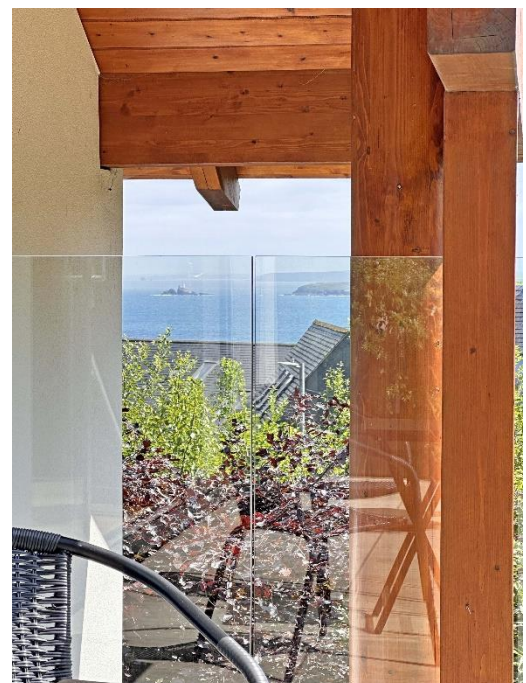
Bay Harbour Lodge is found within the grounds of Tregenna Castle Resort enjoying security, a prestigious gated approach and use of the many resort facilities subject to an annual charged described at the rear of the sales particulars. The house is positioned at the end of a Castle Approach and was constructed independently of the other properties, down its

own long driveway enjoying privacy nestled amongst ancient trees but with a clear open southerly aspect. The house was constructed around 2020 and comes with the remainder of a Build Zone 10 year warranty. The property was built to a very high specification of insulation to ensure that it needed minimal heating requirements throughout the year. Solar panels, an air source heat pump for the hot water system and electric car charging are all provided.



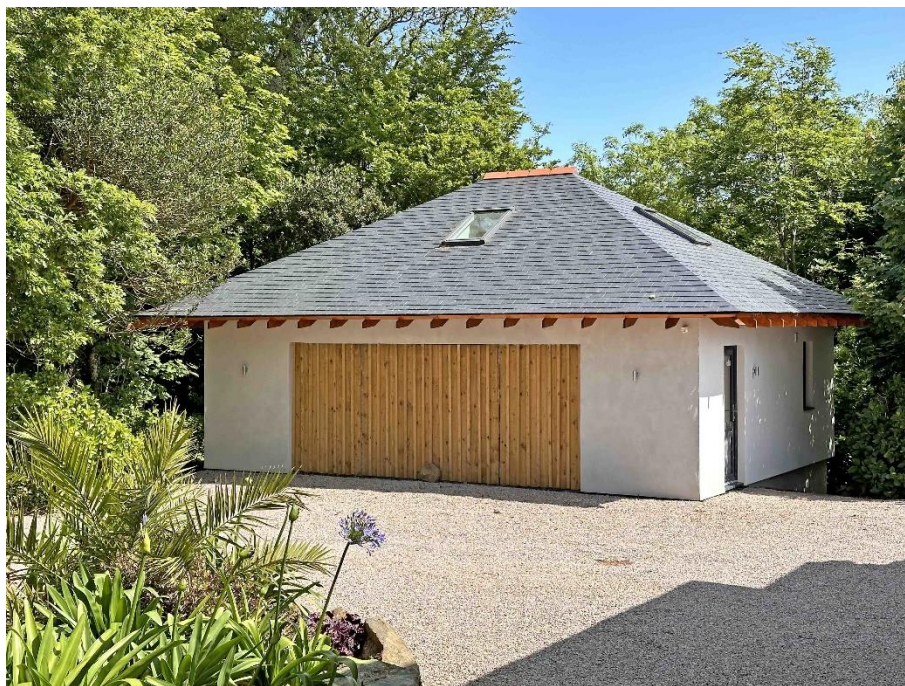
This large house is reverse level with a huge open-plan vaulted ceilinged kitchen/dining/living room on the first floor having extensive glazing on its southern elevation opening onto a very wide balcony looking down over the garden and also towards Porthkidney Sands and Hayle beaches as well as the entrance to the Hayle estuary. A cleverly positioned 'letterbox' window to the side allows those in the sitting area to look straight out across St Ives Bay to Godrevy Lighthouse. This upper floor also has one of the four double bedrooms with an en-suite and walk-in wardrobe and there is also a separate plant room on this floor.

The ground floor also has a reception room facing south and opening to the garden and adjacent to this is a very large principal bedroom with glazed seating area, full wall of wardrobes and an en-suite. Of the



two other double bedrooms, one has its own en-suite shower room and the other therefore has the sole use of the main bathroom. In addition there is a utility room off the main hall and a separate entrance lobby.

In addition to the main house there is also a vast vaulted ceilinged garage, with plentiful plug sockets, lighting points, windows and even a shower room already fitted. This building has planning permission for conversion to an annexe or would also make a high quality place to keep classic cars, use as a gymnasium or for working from home. It is worth noting that Bay Harbour Lodge is designated for use as a principal residence under the H2 Planning Policy.



LOCATION

Around St Ives' harbour are ancient winding streets and fisherman's cottages running away from the main street where there are thriving restaurants, art galleries and specialist shops. A short walk from the property gives access on to the South West Coast Path and one of the most rugged and scenically beautiful stretches of the north Cornish coast right on your doorstep.

St Ives is incredibly picturesque with 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 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.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming straight in off the Atlantic Ocean and the clarity of light is considered to be amongst the best in Britain. The area is known for surfing with Porthmeor Beach being the main surf beach although Porthminster and other beaches around the 4 mile wide St Ives Bay means that no matter what the swell and wind direction, there is always a wave to be found.

St Ives has its own branch railway line which links to the main Penzance to London Paddington Line giving simple access throughout the county and to London. On the outskirts of town is a supermarket and St Ives has a full range of schooling as well as professional and commercial services.



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

A double glazed door from a covered area to the front of the house opens to:-

ENTRANCE HALL Double glazed (as found throughout the property) window to the drive, pair of doors to a cloaks cupboard, tiled floor, alarm system control panel, telephone entry system to allow vehicular access through the gates into Castle Approach. Obscure glazed door with matching panels beside to:-

HALL Contemporary glass and oak staircase to the first floor. Oak flooring, areas of small slate tiles to one wall running over two storeys. Lighting with a motion sensor. Doors to various rooms and an opening at the end of the hall to:-

SITTING ROOM – 14'3" x 12'9" reducing to 7'1"
 Extensively glazed with sliding patio doors to the garden and glimpses of the sea through the trees. Oak flooring.





PRINCIPAL BEDROOM – 16'10" x 13' to front of wardrobes Sliding patio door to the garden also providing glimpses of St Ives Bay. Additional glazed door/window. Near full wall of fitted wardrobes with recessed area ideal for dressing or for a television. Alarm system control panel. Door to:-



EN-SUITE SHOWER ROOM Large glazed screened shower enclosure with chrome rain head mixer shower. Contemporary white sanitaryware including a cantilevered wash basin with wall mounted waterfall tap and concealed cistern wc. Mirror with integrated lighting and electric shaver socket over the wash basin. Heated matt grey

tiled floor and high gloss grey tiled walls. Obscured window, extractor fan, chrome heated towel rail, lighting with a motion sensor.

BEDROOM 2 – 11'6" x 9'4" Window to the side, recessed wardrobe. Doors to:-



EN-SUITE SHOWER ROOM Large glazed screened shower enclosure with chrome rain head mixer shower. Contemporary white sanitaryware including a cantilevered wash basin with wall mounted waterfall tap and concealed cistern wc. Mirror with integrated lighting and electric shaver socket over the wash basin. Heated matt grey tiled floor and high gloss grey tiled walls. Obscured window, extractor fan, chrome heated towel rail, lighting with a motion sensor.

BEDROOM 3 – 10'10" x 8'9" Window to the side, deep recessed wardrobe/store cupboard.

BATHROOM

Contemporary white sanitaryware including a double ended bath with waterfall mixer tap and handheld shower. Concealed cistern wc, cantilevered wash basin with wall mounted waterfall mixer tap. Mirror with integrated lighting and electric shaver socket over the wash basin. Heated matt grey tiled floor and high gloss grey tiled walls. Extractor fan, chrome heated towel rail, lighting with motion sensor.



UTILITY ROOM – 8'5" x 4'7" Fitted with a range of matt grey fronted base and wall mounted units under composite white marble effect countertops and upstands with an undermounted stainless steel sink and chrome mixer tap over. Space and plumbing for a washing machine and tumble dryer. Window to the drive side, extractor fan, grey floor tiling.



FIRST FLOOR

OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 30' x 27'9" reducing to 12'6"

An incredible space under a 15' high vaulted ceiling with four roof windows and a near fully glazed gable end wall with cathedral window and pair of sliding patio doors to the balcony, overlooking the garden, the treelined surround and with a view to St Ives Bay and the entrance to the Hayle estuary. Additional cleverly positioned broad 'letterbox' window providing a view when seated over St Ives Bay, straight to Godrevy Lighthouse and then on past the headlands of the north Cornish coastline. Oak flooring, oak and glass balustrade over the staircase and hall below. Contemporary matt grey flush fronted range of kitchen units in white surrounds and under white marble effect composite countertops with an undermounted 1½ bowl stainless steel sink and shower head style mixer tap over. Concealed integrated Neff dishwasher, space and plumbing for an American style fridge/freezer. Two Neff integrated eye level ovens with Wi-fi control and numerous functions. AEG induction hob with downdraft extractor. Telephone system for the vehicular security gate into Castle Approach. Door to Bedroom 4:-





BALCONY – 22' wide Composite wood effect deck flooring, frameless glass balustrades. The balcony faces south over the garden and takes in views to various parts of St Ives Bay, the sands around the entrance to the Hayle estuary and to Godrevy Lighthouse.



BEDROOM 4 – 15'4" reducing to 10'9" x 9'3" 11'9" high vaulted ceiling with two electrically controlled roof windows. Additional window to the front. Doors to:-

EN-SUITE SHOWER ROOM

Large glazed screened shower enclosure with chrome rain head mixer shower. White

sanitaryware including a

cantilevered wc with wall mounted waterfall mixer tap and concealed cistern wc. High monopitch ceiling with roof window and extractor fan. Motion sensitive

lighting. Chrome heated towel rail. Heated matt grey tiled floor and high gloss grey

tiled walls with wide shelved area with integrated lighting.



WALK-IN WARDROBE – 10'3" x 4'10" Fitted hanging rails and shelving. Door to:-

PLANT ROOM – 7'8" x 4'10" Pressurised hot water cylinder, control system for the solar panels, various electronic systems.

GARAGING / ANNEXE

GARAGING / ANNEXE

– 22' x 21'6" 15' high vaulted ceiling with painted timbers and four roof windows with an electronic controller. Three windows overlooking woodland. Two electric radiators. 17' wide attractively boarded opening to allow for either the addition of garage doors or further windows and pedestrian doors depending on the use of this building. 8' wide double doors within this area currently providing vehicular access. Full plastered and painted interior with skirting boards and power points. Cupboard housing a pressurised hot water cylinder and doorway to:-



SHOWER ROOM Glazed screened shower enclosure with chrome rain head mixer shower and additional handheld shower. White cabinets with a concealed cistern wc and white wash basin with chrome mixer tap over. Obscured window, extractor fan, high gloss pale stone effect tiled walls and matching coloured matt tiled floor. This building has been constructed to create additional living space and has permission to either be used as garaging or as a self-contained annexe for family members.



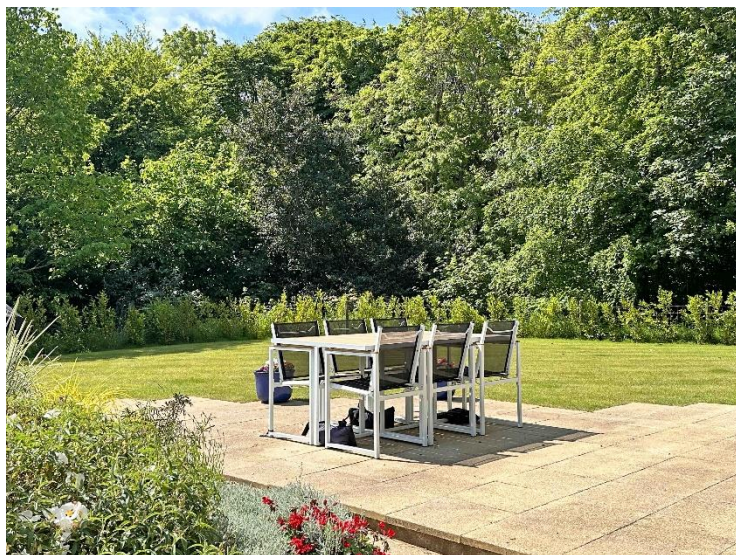
OUTSIDE

From Castle Approach a long private gravelled driveway leads to Bay Harbour Lodge with tall trees to one side and planted beds to the other. (The official start of the grounds is beside the wooden posts at the edge of the garden). The driveway culminates at a large parking and turning area with space for numerous vehicles also giving access to the garage/annexe. Around this are lovely planted beds with maturing trees and bark covered areas filled with all manner of interesting species. The background is of more mature trees and walkways lead around either side of the house giving access to the gardens. To the east side is a paved terrace behind flowering escallonia hedging with flowering beds and climbing plants also adding to this picturesque position.

The principal garden is found to the south facing rear of the house where



there is a large paved terrace and level shaped lawn with griselinia hedging. There are some views from the terrace and garden towards St Ives Bay and the majority of the outlook is into the surrounding specimen filled woodlands with flowering rhododendrons and many differing species of trees.



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 2GL.

SERVICES Water supply metered from Tregenna Castle Resort. Mains drainage and electricity. 4.8kW array of photovoltaic solar panels providing electricity for the air source heat pump used to heat the domestic hot water, with high efficiency electric radiators in the house although believed little used due to the energy efficiency of the building.

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

TENURE Leasehold Remainder of 984 years as of 2024. Current service charge £500 per annum to include management fees, grounds maintenance, external repairs and maintenance outside the curtilage of Bay Harbour Lodge, security patrol, security gates maintenance and access system, communal electricity. Ground Rent £500 per annum.

PLANNING RESTRICTION The property is covered by the H2 Planning Restriction designating it as a principal residence only.

EXCLUSIVE LEISURE MEMBERSHIP OFFER Tregenna Castle Resort is offering the purchaser of Bay Harbour Lodge membership of its resort facilities payable 6 monthly in advance at £237 per adult and £120 for children between the ages of 3 and 12 years old. The membership includes use of the indoor and outdoor heated swimming pools, tennis courts, fitness suite/gymnasium and croquet lawn.

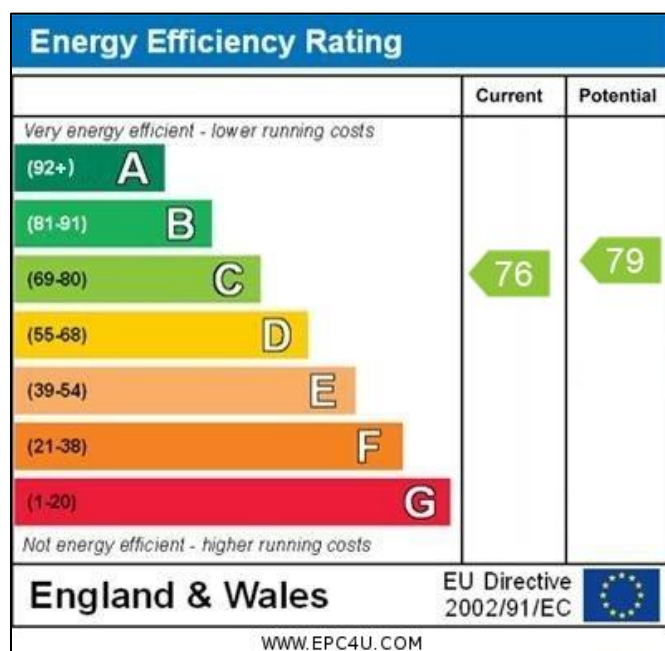
DIRECTIONS Proceeding from Carbis Bay to St Ives, drive past the mini roundabout giving access to the Tesco superstore continue past The Cornish Arms, shortly after which take the prominent left hand turning into the Tregenna Castle Resort. If the outer gate is closed please use the bell and explain you are going to Bay Harbour Lodge. Once inside the Tregenna Castle Resort take the first right then bear left through the gates of Castle Approach calling Bay Harbour Lodge if necessary. Bear right and follow the road to its culmination where you will find the driveway leading into the private grounds of Bay Harbour Lodge.

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.

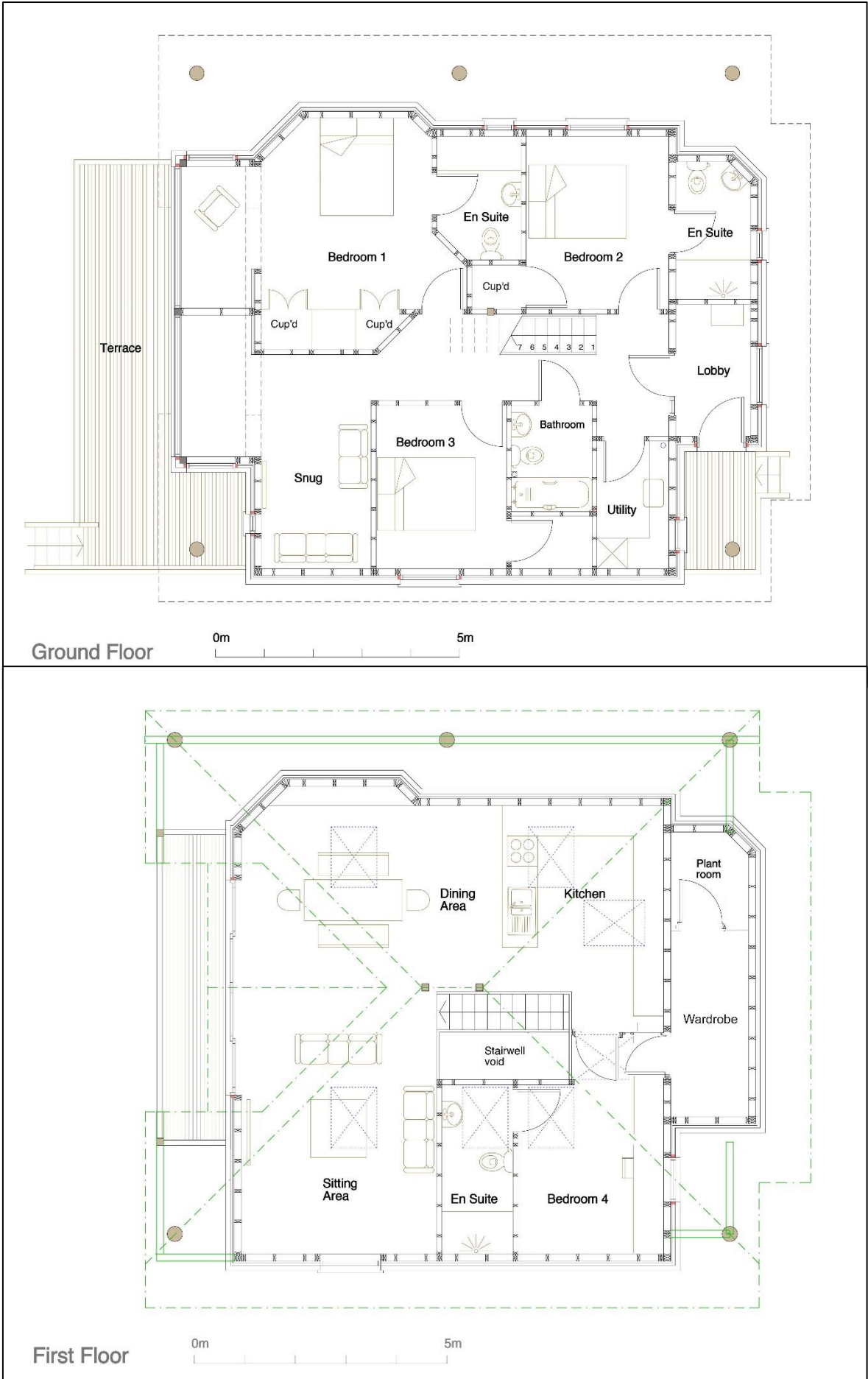
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



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