



LILLICRAP CHILCOTT

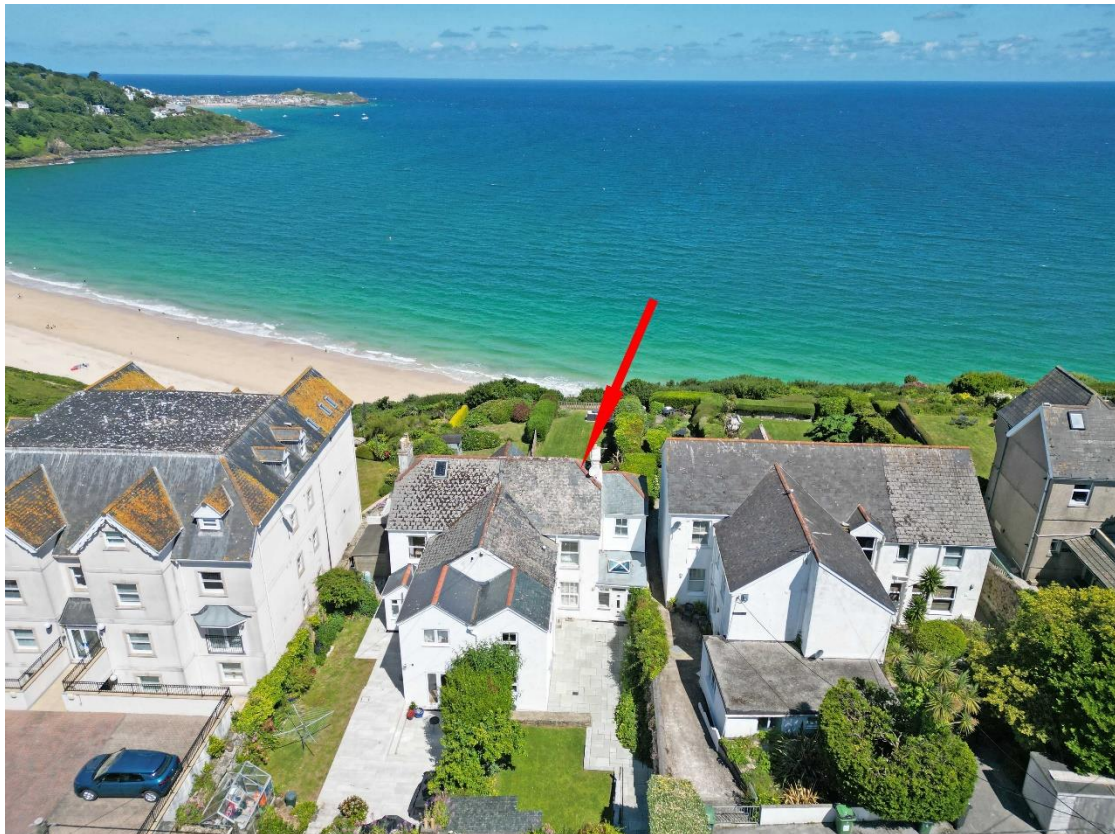
THE CORNWALL ESTATE AGENT

Ref: LCAA10068

£1,295,000

Heatherleigh,
Headland Road, Carbis Bay, St Ives, Cornwall, TR26 2NR

FREEHOLD



In a frontline position with long garden directly fronting the South West Coast Path descending to Carbis Bay Beach, a classic semi-detached seaside villa much improved and given a contemporary twist by our clients, providing 4 bedrooomed, 3 bathroomed accommodation. The perfect seaside home with large sea facing windows, high ceilings, various terraces, suntrap courtyard and parking in an unassailable location.





SUMMARY OF ACCOMMODATION

Ground Floor Reception hall with store off, 22' x 17' living/dining room, kitchen/breakfast room, double bedroom en-suite, separate wc.

First Floor Landing, impressive principal bedroom and en-suite bath/shower room. 2 further double bedrooms, bathroom.

Outside Two car parking spaces, front and rear lawned gardens and terraces with access to the South West Coast Path leading to Carbis Bay and Porth Kidney Sands beaches. Two brick stores.

DESCRIPTION

Heatherleigh is one of a pair of classic seaside villas and stands in one of the most remarkable positions around St Ives Bay. The outlook from both the house and its sizeable garden is down to Carbis Bay beach and across St Ives Bay to St Ives itself and over the expanse of azure waters to Godrevy Lighthouse. This uninterrupted view is available from many of the rooms, the sea facing terrace and the garden, at the end of which is a further terrace from where it feels as if you are flying above the waves. In addition to this rear garden there is also a suntrap courtyard, front garden and what are presumed to be



original brick built stores set at a lower level than a parking area with space for two large cars.

During our clients' ownership the house has been extended at first floor level to create the principal bedroom's en-suite and thoroughly improved and modernised whilst still retaining the original feel with high ceilings, original window openings and painted floorboards. The main reception room is vast with a huge bay window and glazed door opening to the terrace. In the winter one can light the woodburning stove and storm watch.



Off this room is the contemporary kitchen/breakfast room also with a door opening to the terrace and with plentiful windows facing the views. A reception hall has a lockable store off it, ideal if one is letting the property, as well as a separate wc. Overlooking the southern garden is one of four double bedrooms, in this case with its own en-suite shower room. On the first floor are three further double bedrooms, two of which share a bathroom whilst the main bedroom commands the whole of the sea facing façade with panoramic views. Off this bedroom is a vast vaulted bath/shower room with a huge walk-in shower, his and hers wash basins and a freestanding double ended bath set in front of a sea facing window, quite the place to relax after a day on the beach.

LOCATION

Heatherleigh is within only a very short walking distance of two spectacular sandy beaches, to one side is Carbis Bay beach made famous by being the host location for the recent G7 Summit with the Carbis Bay Hotel offering spa facilities and restaurant for non-resident guests. In addition, there is water sports hire and instruction on the beach. In the other direction is the even longer sandy expanse of Porth Kidney Sands, known as an excellent surfing and kitesurfing beach that is never crowded, even in the height of summer, as there are no car parks nearby. This sand dune backed beach is overlooked by the West Cornwall Golf Club which can be approached along footpaths close to the house. Also within a short walking distance are various village facilities including a general store and there are larger



supermarkets nearby including a Marks & Spencer at a recent development on the outskirts of Hayle where one will also find large Boots and Next stores.



For those looking to take a trip to St Ives the branch railway line station in Carbis Bay is within a short walk of the property making St Ives only a few minutes away. This train line also links back to the main Penzance to Paddington line allowing trips to London in about 5 hours.

St Ives is a vibrant, colourful, picturesque fishing port and resort famous for its mild climate, its harbour, pier and kaleidoscopic selection of shops and galleries interspersed amongst its maze of enchanting cobbled streets and fisherman's cottages. There are many restaurants and galleries in St Ives including the Tate St Ives gallery – a spectacular building facing out across the sea at Porthmeor. Porthmeor is one of Cornwall's finest surfing beaches attracting large swells whereas Carbis Bay and Porthminster beaches are much more sedate being ideal for swimming.

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

A flight of steps descends to the front garden and large south facing terrace from where a contemporary door with inset windows opens to:-

RECEPTION HALL – 8' x 6'8"

Large double glazed (as found throughout the property) windows to either side of the door and over the door. Roof lantern window. Tiled floor, whitewashed woodboarded walls to two sides, lockable store cupboard. Contemporary oak doors to the living/dining room and:-



WC Contemporary white wc and cantilevered wash basin with waterfall mixer tap and white tiled splashback. Chrome heated towel rail, tiled floor, extractor fan.

LIVING / DINING ROOM – 22' x 17'4" Dual aspect including a large window to the southern side with shutters, a glazed door to the sea facing terrace with window over and a bay with extensive glazing facing the sea and St Ives. Fireplace with a woodburning stove set on a slate hearth with thick wooden mantle over. Recess with further thick wooden shelf. Period style radiators, 8'10" high ceiling, white floorboards. Staircase to the first floor with under stair cupboard below and large recess with doors from here to a sizeable boiler cupboard housing the mains gas fired boiler and pressurised hot water cylinder and to the ground floor bedroom suite. Broad opening from the main part of the room to:-



KITCHEN – 15'4" x 7'8"

Extensively glazed including a half glazed modern stable door facing the view. Part monopitch area of double glazed ceiling. High gloss white range of kitchen units under white worktops with a stainless steel 1½ bowl sink and drainer with shower head style mixer tap over. Concealed integrated washer/dryer, dishwasher, fridge and freezer. Integrated microwave/combination oven and further



conventional fan oven/grill. Four plate induction hob with stainless steel filter hood over. White splashbacks, tiled floor, contemporary radiator, built-in seating for a small breakfast table. 9' high ceiling.

GROUND FLOOR BEDROOM SUITE 4 – 12'9" x 10' plus long private hallway Dual aspect of windows overlooking the front garden and courtyard. Door from the hallway to:-



EN-SUITE SHOWER ROOM Fully tiled floor with glazed screened wet shower area including floor drain, chrome rain head mixer shower and additional handheld shower. Fitted thick wooden countertop with shelf below and circular wash basin with chrome mixer tap and tiled splashback. White wc, obscured window with shutters, extractor fan, chrome heated towel rail, mirror with integrated lighting over the wash basin.

FIRST FLOOR

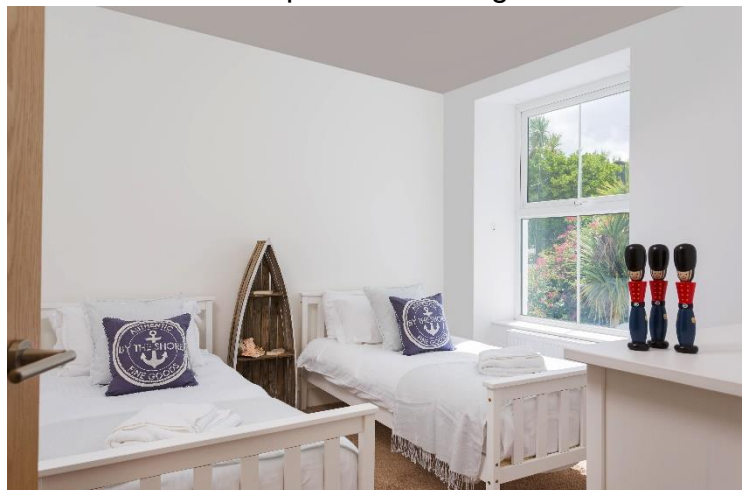
LANDING A sizeable landing galleried over the staircase with contemporary oak doors to:-

PRINCIPAL BEDROOM
 – 17'3" x 10'9"
 extending to 14'2" Bay
 with extensive glazing
 and further window
 taking in incredible views
 from Godrevy
 Lighthouse, across St
 Ives Bay to St Ives and
 down to Cabis Bay
 beach. 8'5" high ceiling
 with access to loft space.
 Door to:-



EN-SUITE SHOWER ROOM – 13' x 8'6" Obscured window to the front and large window to the rear with shutters, taking in the same views as the bedroom. Double ended freestanding contemporary bath below the window with floor mounted chrome mixer tap. Huge walk-in shower enclosure, glazed screened with ceiling mounted chrome drencher shower and additional handheld shower. His and her white circular wash basins set onto a cantilevered white countertop with matching shelf below and wall mounted waterfall mixer taps over. White wc. 12'7" high vaulted ceiling with exposed timbers, chrome heated towel rail and additional contemporary radiator. Full tiled floor and wall tiling where necessary.

BEDROOM 2 – 11' x 10'8" Window to the southern side with shutters, 8'5" high ceiling.



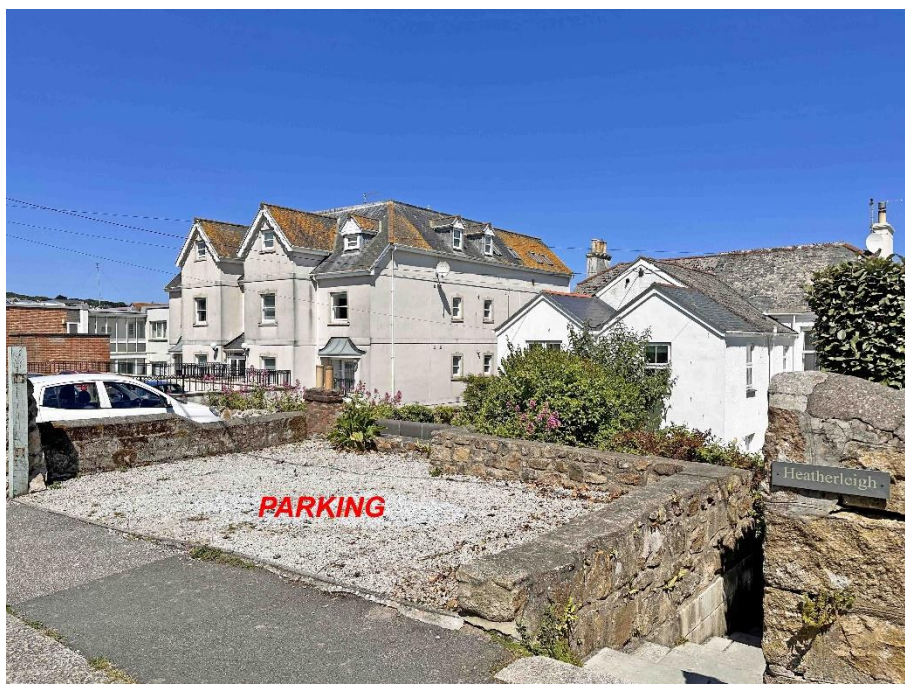
BEDROOM 3 – 13'8" x 10'1" Dual aspect of windows to the front and side, short private entrance hall.



BATHROOM White bath with waterfall chrome mixer tap, handheld shower and rain head mixer shower with glazed shower screen. Thick wooden countertop with matching shelf below, white circular wash basin and waterfall mixer tap. White wc, chrome heated towel rail, obscured window, extractor fan, tiled floor and wall tiling around the bath.

OUTSIDE

From the roadside there is a parking area with space two large cars or possibly three smaller ones and from here a flight of steps descends to the garden below. On this southern side of the house is a level lawn and an extensive paved terrace, all sunken down and hidden below walls providing a good degree of privacy and shelter. Around the sides of the garden and terrace are deep planted beds and to the rear is an historic brick outbuilding, formerly the privy now used as two independently accessed stores both with their own pedestrian doors and one with a large window.



To the rear is a large sea facing terrace that during the summer months enjoys sun throughout the majority of the day and this can be approached via either the kitchen or the main living/dining room. From this terrace and the garden below the views are astounding, looking straight towards St Ives, around the coastline and out over the open sea. Below the terrace is a long lawn in two tiers, edged with hedging fronted with hydrangeas and other flowering plants. At the lowest part of the garden is a white wood effect tiled terrace positioned to enjoy the afternoon sun whilst looking down onto Carbis Bay beach and across to St Ives. A gateway from here opens onto a discreet path across the bottom of the neighbouring property's garden for a short way before connecting directly to the South West Coast Path. From here it is but a moments' walk down to Carbis Bay beach in one direction and in the other a short walk around Hawks Point to reach Porth Kidney Sands beach. The coast path continues on beyond Carbis Bay beach to St Ives. A most unusual and quiet incredible asset.



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 2NR.

SERVICES Mains water, drainage, electricity and gas.

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

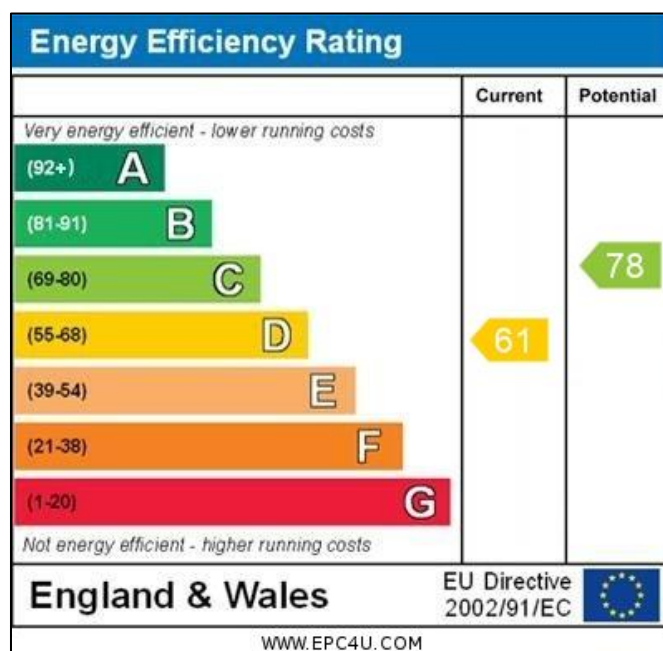
DIRECTIONS Proceeding into Carbis Bay from Lelant, turn right onto Porthrepta Road signed to the beach. Proceed down Porthrepta Road until you can see St Ives across the bay in front of you, at which point turn right onto Headland Road. Heatherleigh will be found after about 75 yards on the left hand side as the right hand side of a pair of houses.

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.

Headland Road, Carbis Bay, St. Ives

Approximate Area = 1659 sq ft / 154.1 sq m

Outbuildings = 81 sq ft / 7.5 sq m

Total = 1740 sq ft / 161.6 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Lillcrap Chilcott. REF: 1145395

