



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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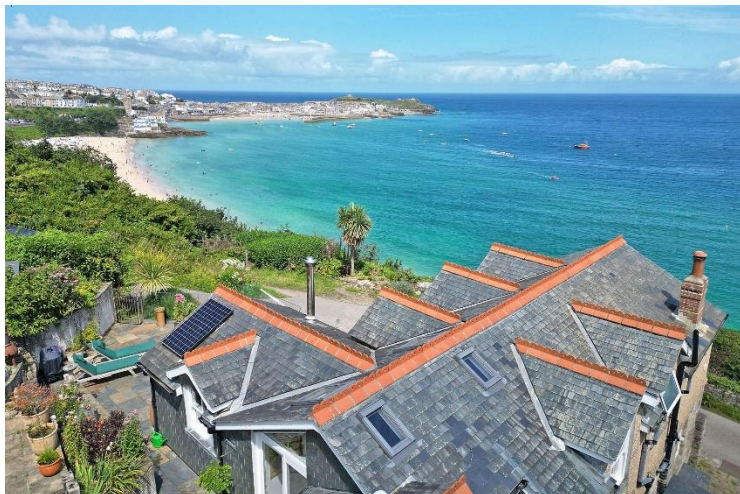
£1,500,000

Carrack Vean,
Porthminster Point, St Ives, Cornwall, TR26 2AE

FREEHOLD



Commanding one of the most breathtaking, panoramic views one could wish for, taking in the golden sand Porthminster beach, directly into St Ives harbour, and the stunning coastline beyond and out to sea; a detached, immaculately presented 3 bedroomed coastal home with a large sun terrace, beautifully stocked low maintenance terraces, an attached double garage and driveway parking. Just a 5 minute stroll to the beach below and within very easy reach of the amenities of the harbourside town of St Ives.





SUMMARY OF ACCOMMODATION

Open-plan kitchen/dining room, living room, principal bedroom with sit-out balcony, bedroom 2 with en-suite shower room, bedroom 3, family shower room, utility room.

Outside Brick paved driveway with carport parking for 1 vehicle and attached double garage with further parking in front. Large, cut stone sitting out terrace with further terraced gardens beyond including hot tub terrace with low maintenance planting and further terrace above with exceptional views.

DESCRIPTION

Perched in a prime frontline position, this stunning detached home commands one of the most breathtaking panoramic views in St Ives. Overlooking the golden sands of Porthminster Beach, St Ives Harbour, and the dramatic coastline beyond, this exceptional property offers a rare opportunity to own a true coastal retreat. From the comfort of the bedrooms, dolphins and seals are frequently spotted in the waters below.

Carrack Vean is an immaculately presented three bedroom residence is designed for luxurious seaside living. A spacious sun terrace, beautifully landscaped low maintenance gardens, and an attached double garage with driveway parking make this home as practical as it is beautiful.

A short 5 minute walk leads directly to the beach, while the charming and vibrant town of St Ives is within easy reach.

Living Spaces

With vaulted ceilings and an abundance of natural light, the open-plan kitchen and dining area is both stylish and functional. It comes well equipped with an electric double oven, induction hob, dishwasher, fridge, freezer, and microwave. A separate utility room provides a washing machine and tumble dryer.

The lounge, accessed via large sliding doors, is designed to take full advantage of the breathtaking views through floor-to-ceiling windows. A dual fuel woodburner creates a cozy yet sophisticated atmosphere, while French doors open onto the garden terrace — perfect for alfresco dining.

Luxurious Bedrooms

At the front of the property, a magnificent super-king-size bedroom enjoys a triple vista outlook, encompassing St Ives Harbour, Porthminster Beach, Carbis Bay, and Godrevy Lighthouse. This serene retreat also features its own dual fuel woodburner for added warmth and charm.

A second double bedroom, also boasting stunning views across Porthminster Beach, is located along the hallway, alongside a stylish family bathroom with a large walk-in shower and wc.

To the rear of the home, a third spacious double bedroom benefits from an en-suite wet room with wc and French doors that open directly to the garden, offering a private and peaceful escape.

Outdoor Living

Designed for relaxation and entertaining, the beautifully landscaped three tiered garden features a hot tub and ample space to soak in the spectacular surroundings. Whether hosting guests or unwinding in solitude, the terrace provides the perfect setting to enjoy St Ives' iconic scenery.

The property also offers generous parking with a private driveway for 2 cars and additional space in a large double garage.

This extraordinary home combines luxury, comfort, and one of Cornwall's most breathtaking coastal outlooks — an opportunity not to be missed.

LOCATION

Carrack Vean is situated at Porthminster Point in a prime position with expansive views along the coast over Porthminster beach into St Ives harbour, The Island beyond and the sea surrounding. The house is situated between Carbis Bay beach – less than 10 minutes' walk from the house and Porthminster beach in the opposite direction and moments from a little known beach just beyond the end of Porthminster Point.

St Ives town is only about 1 mile away and offers an interesting and constantly improving range of amenities including cafes, restaurants, galleries and boutique shops. Picturesque and famous cobbled streets encircle the fishing harbour which leads to the world renowned Tate Gallery. Transport links are good with St Ives station close by and this provides a delightful and scenic link with the main Penzance to Paddington line with journey time to London about 5 hours.



There is a fine Links golf course at Lelant nearby and innumerable beautiful sandy beaches including the nationally renowned Porthminster surfing beach. The area abounds with superb countryside and scenic coastal walks. The artist community favours St Ives for its clarity of light, stunning scenery and azure waters, all of which can be appreciated from Carrack Vean.



This is a very special opportunity in a world class and acutely desirable setting commanding spectacular views and combined with a home designed with these views in mind.

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

From the driveway cut stone steps rise and lead to the door opening into:-

OPEN-PLAN KITCHEN / DINING ROOM – 17' x 17'1" A beautifully appointed kitchen, wooden base units set under worktops with undermounted 1½ bowl drainer sink with hot and cold mixer taps, overmounted hob and built-in fridge/freezer. Working height Micromat-Duo ovens and AEG microwave above. Dining room area beyond with pocket doors opening into:-



LIVING ROOM – 12'10" x 11'9" A beautiful triple aspect room with corner apex of glass with superb, elevated views towards St Ives, and out to sea. Double doors open out onto the broad sit out terrace. Contemporary woodburning stove.



PRINCIPAL BEDROOM – 17'5" x 10'9" Large picture window encompassing a vast panorama of St Ives bay, glazed double doors opening onto sit-out balcony with fantastic elevated views towards St Ives Harbour, The Island and out to sea. Woodburning stove set on a slate hearth.



BEDROOM 3 – 12'1" x 8'8" Double glazed sash windows overlooking St Ives harbour.

FAMILY SHOWER ROOM Obscure double glazed window to the side elevation, low flush wc, wash hand basin mounted on a vanity unit, large walk-in shower enclosure with Mira Azora shower with rain head and handheld attachments. Heated towel rail.

BEDROOM 2 – 14'4" x 13'3" Double glazed sash windows to the rear elevation, double doors opening onto the broad cut stone terrace and a Velux rooflight. Further double glazed sash window with views of St Ives Bay.

EN-SUITE SHOWER ROOM Velux rooflight, wall mounted wc with a hidden cistern, wash hand basin mounted on a vanity unit, large walk-in shower with rain head and handheld attachments. Heated towel rail.

UTILITY ROOM Frosted glazed door leading to rear cut stone path leading through to the sit-out terraces. Space and plumbing for tumble dryer and washing machine.

OUTSIDE

Brick pavioured driveway parking for 1-2 vehicles in the undercroft carport and in front of the double garage (17'6" x 17'), plus additional parking in the double garage. From the driveway cut stone steps ascend with glazed balustrading to the large sit out terrace with superb, elevated views looking directly into St Ives Harbour, The Island, and out to sea. From this terrace steps ascend to a further sit out terrace bordered by low maintenance planting to a hot tub with is discreetly hidden with well thought out planting from which one can enjoy the superb views on offer. Steps then ascend again to a further terrace again with superb sea and coastal views.





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 2AE.

SERVICES Mains water, mains electricity, mains drainage and electric radiators.

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

DIRECTIONS Proceed through Lelant and Carbis Bay heading towards St Ives passing a mini roundabout to Tesco supermarket. Continue along the road taking the right hand turning to Hain Walk. Follow this lane down the hill and take the left hand fork down towards the sea rather than continuing to the right along Hain Walk. Carrack Vean is the first property on the right hand side.

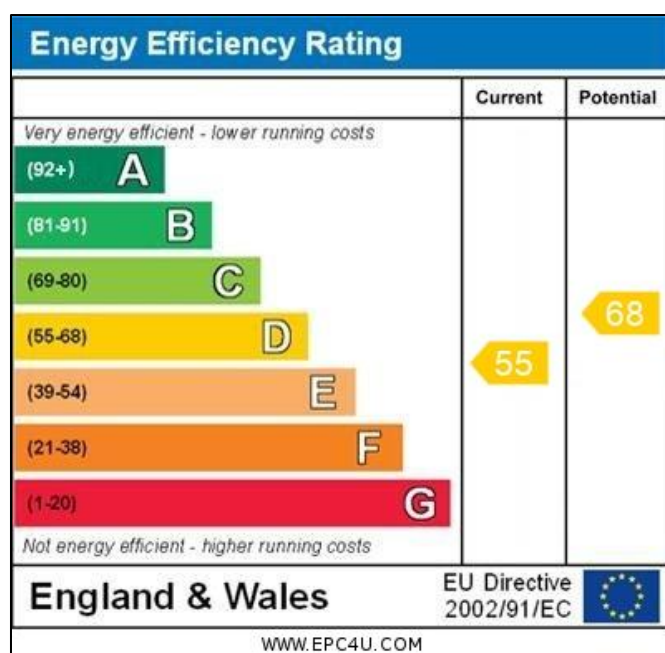
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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 The single garage to the left hand side of the front elevation is leased on a long term basis to the neighbouring property. It should be noted that access to this garage cannot be obstructed.

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.

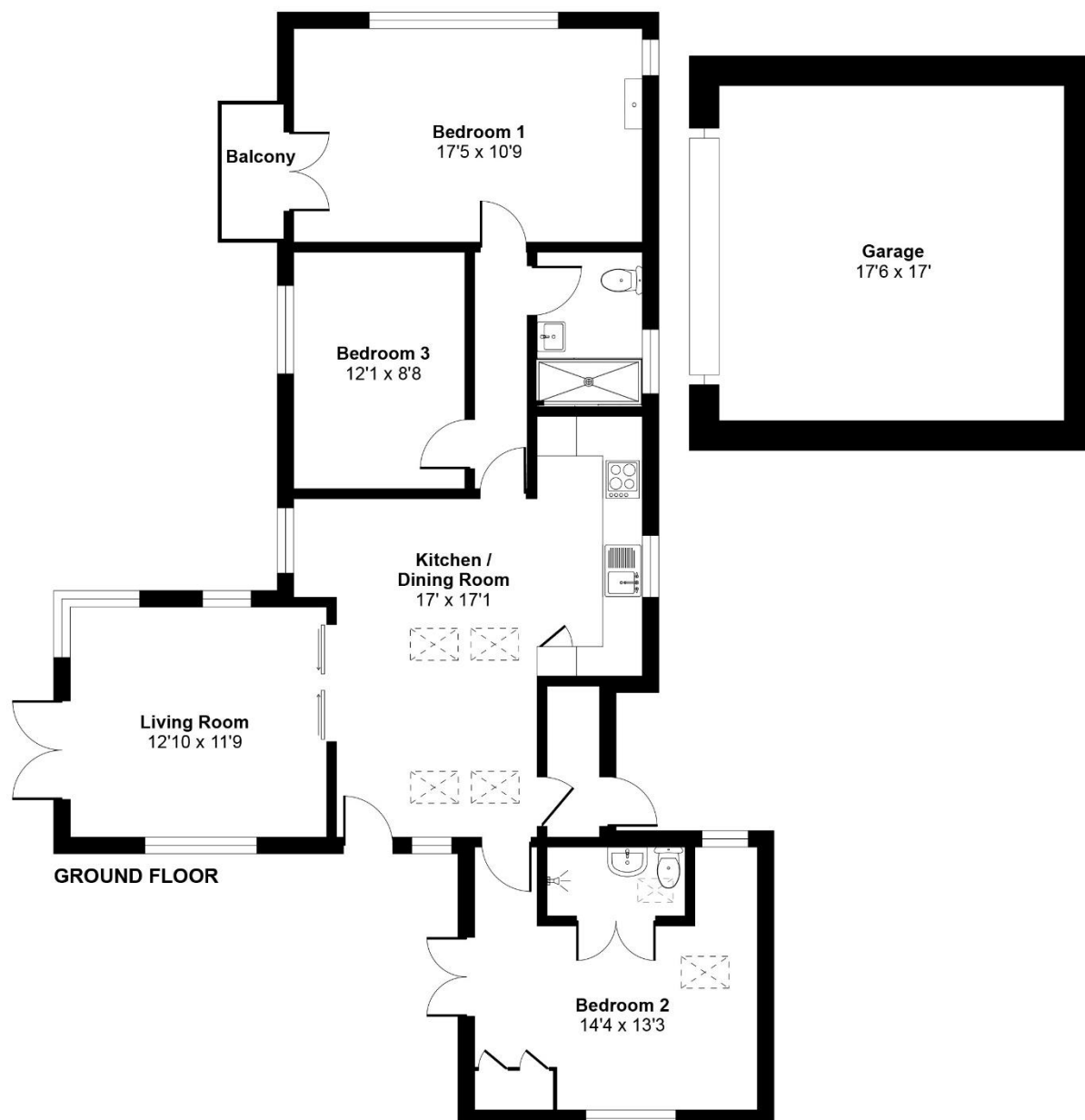
Carrack Vean, Porthminster Point, St. Ives

Approximate Area = 1033 sq ft / 95.9 sq m

Garage = 297 sq ft / 27.5 sq m

Total = 1330 sq ft / 123.4 sq m

For identification only - Not to scale



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: 1158378

