



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10318

£695,000

13 St Margarets,  
St Ives Road, Carbis Bay, St Ives, Cornwall, TR26 2JS

LEASEHOLD



Occupying an outstanding location with a mesmerising outlook across Carbis Bay to Godrevy Lighthouse, a highly specified, modern 3 double bed roomed penthouse apartment just a few minutes' from Carbis Bay beach. With an open-plan kitchen/living/dining room with bifold doors and a Juliet balcony providing an outstanding outlook as well as a private roof terrace and 2 bath/shower rooms.







### **SUMMARY OF ACCOMMODATION** – In all, about 1,007sq.ft.

Communal entrance hall with stair and lift access rising to the top floor - entrance door providing access to the apartment.

Entrance hall, open-plan kitchen/living/dining room with Juliet balcony, 3 double bedrooms (1 of which benefits from en-suite facilities), family bathroom.

**Outside** Roof terrace accessed from the kitchen/living/dining room or principal bedroom, allocated parking for 1 vehicle, bin store and pedestrian gate opening onto a pathway leading to Carbis Bay beach.

### **DESCRIPTION**

St Margarets is a modern, contemporary, highly specified bespoke apartment building – No. 13 is a penthouse apartment with a mesmerising outlook across the sylvan surrounds, out to Carbis Bay and across to Godrevy Lighthouse. The development is access via an automatic electronic vehicular gate which provides access to the parking area via a sweeping driveway. The private, undercover parking space for No. 3 is situated on the right hand side as you enter the parking area.

A spacious communal entrance has lift and stair access rising to the top floor, off of which is the private entrance door to Apartment 13. The apartment opens into an entrance hallway, off of which is an open-plan kitchen/living/dining room, a beautiful room with double height

vaulted ceilings, a contemporary, highly specified fitted kitchen with a range of integrated appliances, bifold doors opening onto a Juliet balcony with mesmerising views over Carbis Bay to Godrevy Lighthouse. There is also an access point from this room to the roof terrace providing an ideal outside eating space. Elsewhere in the apartment are three double bedrooms, one of which benefits from en-suite facilities, whilst the principal bedroom provides access to the roof terrace. There is a highly specified, comprehensively fitted family bathroom.

Externally, there is a large roof terrace, enclosed by glass panelling and chrome handrails, an ideal outside eating space providing a truly special outlook. Elsewhere, is an allocated parking spot for 1 vehicle, a bin store, outside water point for washing of cars and a pedestrian access gate providing access to a pathway which eventually leads to Carbis Bay beach.

## **LOCATION**

Carbis Bay is a very popular, extremely sought after residential area on the outskirts of the ancient fishing town of St Ives, world famous for its association with the Newlyn School of Arts, the pottery of Bernard Leech and sculpture of Dame Barbara Hepworth. Carbis Bay is very well served for local day to day amenities with a post office, local shops and schools for all ages. Carbis Bay is also extremely well served for public transport to nearby St Ives and even has a railway station just a few minutes' walk away from the property on the scenic St Ives to St Erth branch line which connects to the main Penzance to Paddington line.

Carbis Bay beach is accessed just a few hundred yards from the property with a footpath conveniently leading from the development to the golden sandy beach. The coast path provides an idyllic coastal walk to St Ives passing Porthminster beach. Beyond Carbis Bay beach extends the magnificent Porth Kidney Sands – a beautiful unspoilt tidal beach extending to the Hayle Estuary. This particular beach is popular with surfers and pet lovers, being one of only a few in the area where dogs may be exercised all year round.

Nearby St Ives is a vibrant, colourful picturesque fishing port and a resort famous for its mild climate, its harbour which still houses an active fishing fleet, pier and kaleidoscopic selection of shops and galleries dispersed amongst its maze of enchanting, cobbled streets and fisherman's cottages. St Ives has a wide range of shopping, commercial and schooling facilities including some of the area's finest restaurants in addition to the Tate St Ives gallery – a spectacular building facing out across the sea at Porthmeor. Recreational facilities include golf at nearby Tregenna Castle Hotel and also 18-hole links golf course nearby in Lelant, the West Cornwall Golf Club. Carbis Bay is situated on the northern coast of Cornwall, famous for its surfing and windsurfing waters.

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

Approached via a communal hallway accessed via a composite door opening into an:-

**ENTRANCE HALL** With double ceiling height and high quality LVT flooring, underfloor heating control, video telephone entry system, double airing cupboard with MHVR system and Potterton gas central heating boiler, also housing the fuseboard. Doors to bedrooms 1 through to 3 and the family bathroom and a casement door opening into:-



**OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 26'7" x 16' widening to 21'** With a vaulted ceiling and high quality LVT flooring throughout, an impressive open-plan room with a mesmerising view over the sylvan surrounds and a panoramic sea view beyond encompassing Carbis Bay around to Gwithian and Godrevy beaches with the lighthouse in the distance.



**KITCHEN AREA** A range of worksurfaces with upstands and contrasting high gloss cupboards and drawers beneath with cantilevered breakfast bar seating. Integrated appliances include AEG four ring induction hob with extractor hood above, AEG double mid-level oven, full height AEG fridge/freezer, wine cooler, AEG dishwasher and AEG washer/dryer. Velux rooflight, 1½ bowl stainless steel sink with side drainer, hot and cold mixer tap.



**DINING / LIVING AREA** Underfloor heating control, bifold doors to the rear elevation benefitting from a mesmerising outlook and an additional aluminium double glazed casement door opening onto the roof terrace.





**PRINCIPAL BEDROOM – 15'4" x 11'2"** With high quality LVT flooring, underfloor heating, MHVR vent, sliding aluminium double glazed doors opening onto the roof terrace with a superb outlook over Carbis Bay towards Godrevy Lighthouse.



**BEDROOM 2 – 12'7" x 10'3"** High quality LVT flooring, half vaulted ceiling, multi pane windows to the front elevation, MHVR vent, underfloor heating control, door opening into:-

**EN-SUITE SHOWER ROOM** With tiled flooring and partially tiled walls, low flush Villeroy & Boch wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback and vanity drawer beneath, deep Corian sill above with wall mounted mirror over, shower unit with rainwater shower above and additional shower attachment, tiled surround and





recessed tiled shelf. Two electric shaving points, underfloor heating control, heated towel rail, extractor fan.

**BEDROOM 3 – 12'8" x 10'3"** High quality LVT flooring, part vaulted ceiling, multi pane aluminium double glazed windows to the front elevation, MHVR vent, underfloor heating.

**FAMILY BATHROOM** With tiled flooring and partially tiled walls, low flush Villeroy & Boch wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback and vanity drawer beneath, Corian shelf above with two electric shaving points and wall mounted mirror. Villeroy & Boch panelled bath with shower over, tiled surround, folding glass screen and recessed tiled shelf. Heated towel rail, extractor fan, underfloor heating and Velux rooflight.

**L-SHAPED SUN TERRACE** Laid with composite decking enclosed by chrome balustrades and glass panels, a large area for sitting out/dining benefitting from the most exquisite outlook over the sylvan surrounds out to Carbis Bay, a truly panoramic sea view incorporating Carbis Bay, Gwithian and Godrevy beaches and Godrevy Lighthouse.

## **OUTSIDE**



To the rear there is allocated brick paved undercover parking for 1 vehicle plus a visitor's space, a pedestrian gateway provides access to a path that eventually leads down to Carbis

Bay beach. There is a bin store and lift access as well as an outside water point for car cleaning.

### **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 2JS.

**SERVICES** Mains water, drainage, electricity and gas are connected to the property.

**COUNCIL TAX BAND** Small Business Rates (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE Leasehold** To be offered with the remainder of a 999 year lease that commenced in 2019. Service charge payable for 2024 was £2701, this includes buildings insurance, upkeep and lighting of communal areas, lift maintenance, electronic gate maintenance, upkeep of communal grounds, refuse collection and upkeep of waste pump.

**DIRECTIONS** Enter Carbis Bay from Lelant, proceed through Carbis Bay on St Ives Road passing Porthrepta Road and Boskerris Road, after a short while St Margarets will be found on the right hand side behind a gated entrance. Proceed through the automatic gated entrance and the parking space for No. 13 will be found to the rear of the development under cover.

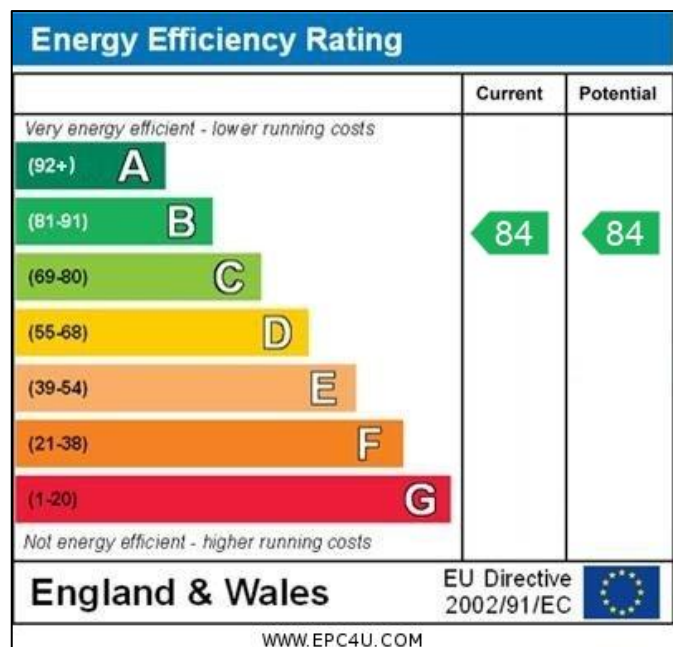
**AGENT'S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, 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 property is to be offered with the residue of a 10 year Protek structural building guarantee.

**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

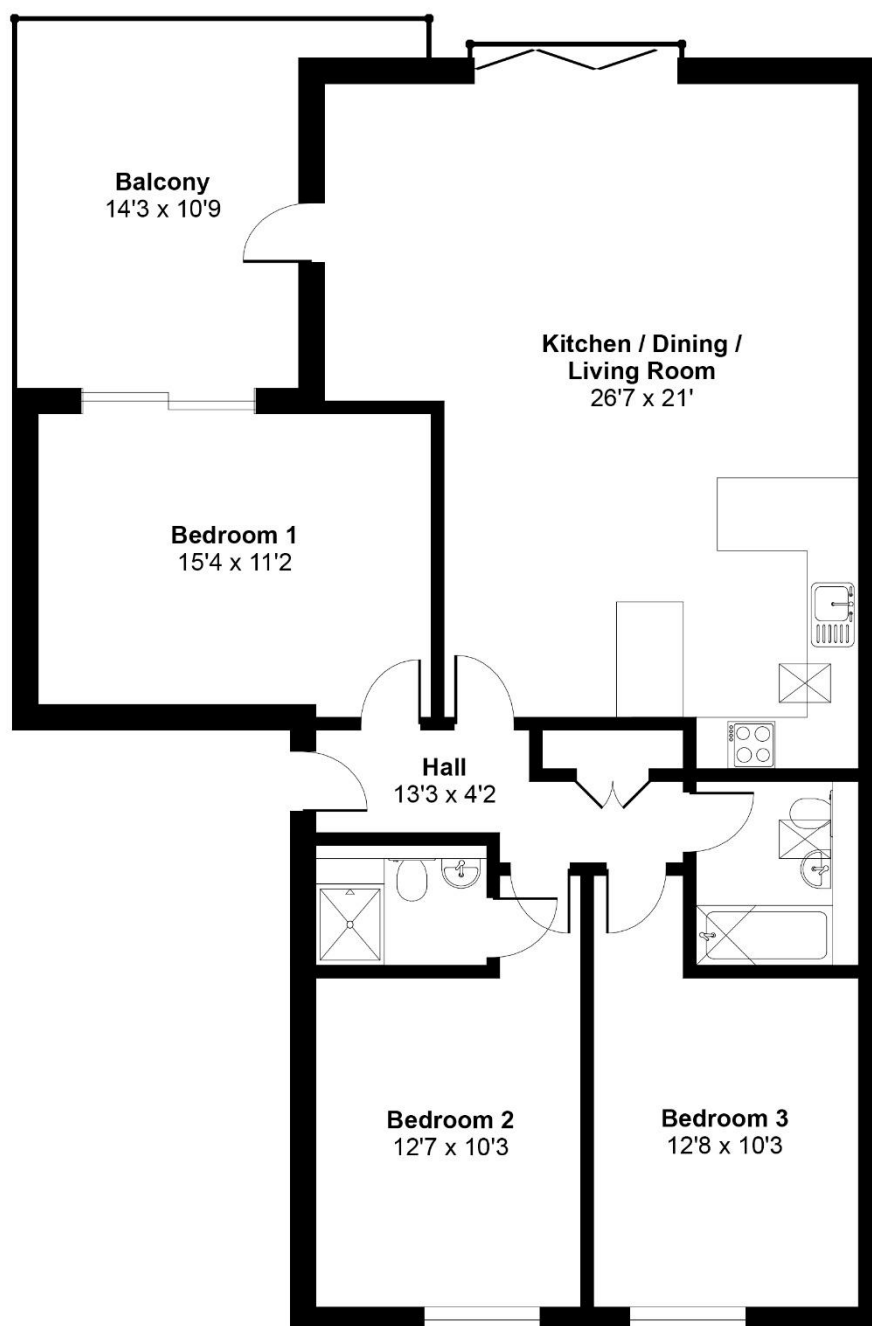
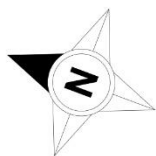


**Not to scale – for identification purposes only.**

## St. Ives Road, Carbis Bay, St. Ives

Approximate Area = 1127 sq ft / 104.7 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1221219



