



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR99017986

Guide £3,000,000

Mariswood, 3 Treloyhan Manor Mews,
Trelyon Avenue, St Ives, TR26 2GZ

FREEHOLD



A brand new modern masterpiece with views over St Ives Bay.

Fronting the iconic Hain Walk, just a short stroll from several white sand beaches, a simply stunning, very highly specified detached 5 bedroom contemporary coastal residence with spacious and light filled accommodation arranged over three floors. In a deep broad plot of just under ½ an acre with large sea facing terraces, private driveway parking for several vehicles, tiered lawned gardens and access to a path which leads directly onto Hain Walk.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, shower room, utilities cupboard, 3 en-suite double bedrooms, fifth bedroom/study.

Lower Ground Floor Open-plan kitchen/dining/living room, utility room, pantry.

First Floor Landing, principal en-suite bedroom with decked sea facing balcony.

Outside Gravelled parking area, large tiered lawned rear garden, broad paved entertaining terrace, broad decked sea facing sun terrace (accessed off the first floor).



DESCRIPTION

Lillicrap Chilcott are proud to offer for sale Mariswood, 3 Treloyhan Manor Mews, St Ives; a stylish, contemporary and very highly specified brand new build residence perched just above Hain Walk and with views over St Ives Bay.

Arguably the most appealing feature of Mariswood is its location; a gate from the garden opens onto a pathway which, within literally a few paces takes you directly onto Hain Walk which, whilst avoiding main roads, allows access to Porthminster beach (approximately a 5 minute walk away) and into St Ives town centre (approximately a 15 minute walk). Carbis Bay in the other direction is also about a 15 minute walk away via a combination of Hain Walk and the coastal path where it takes you to the world famous Carbis Bay Hotel and Spa.

A private gated entrance opens to a deep and broad gravelled parking area which can provide parking for numerous cars. A paved and gravelled pathway, with areas of lawn beside, leads to the front door which in turn opens to the stunning entrance hall where one is instantly met with the views over the bay and the sheer quality and craftsmanship on display.



The accommodation flows beautifully with open tread American white oak staircases with LED lighting leading to the second and ground floors respectively. The large window at the end of the hallway allows light to flood in and provides superb sea views. There is also a double fronted cloaks cupboard.

There are 3 bedrooms on the first floor, plus a study which, should one wish, can be used as a fifth bedroom. The largest of the bedrooms is the guest suite with its own walk-in wardrobe and a wall of bifold doors which open to the decked sea facing sun terrace. The third bedroom also has access onto the sun terrace, via bifold doors, which is perfect for a morning coffee whilst one enjoys the views. All three bedrooms have luxuriously appointed en-suite bathrooms, each with a Catlano wash basin, vanity unit and a floating wc, plus walk-in wet room style showers, Hansgrohe taps and shower fittings as well as a ladder style heated towel rail.

The study could also be used as a double bedroom and is adjacent to a cloakroom/shower room with a feature wash basin and vanity unit under an American white oak shelf with LED lighting above plus Hansgrohe Axor range brushed black chrome designer tap and shower fittings.

From the hallway, a stunning staircase ascends to the principal suite which uses the entirety of the top floor. The principal bedroom boasts an extensive range of built-in wardrobes with

a dressing table beside which has a Hollywood style makeup mirror above plus a wall of bifold doors which open to a colossal, decked roof terrace with feature LED downlighting. This sun terrace wraps around to the side of Mariswood where it can also be accessed from the second floor landing.

The principal en-suite is opulently appointed; fitted with Hansgrohe Axor range taps and shower fittings in brushed black chrome, an oversized freestanding bath tub, walk-in wet room style shower, lotti by Novellini luxury his and hers wash basins set upon a bespoke lotti marble vanity unit, Catalano floating wc and a brushed black chrome heated ladder style towel rail. The bathtub is cleverly positioned to make the most of the sea views.

The ground floor is arguably the most impressive space of all – a colossal 35' wide open-plan room with three sets of bifold doors which open directly onto the spacious wraparound paved sun terrace and lawned gardens, whilst also allowing light to burst in and providing views over the bay. The staircase loosely divides the space into two, with a double aspect dining/entertaining area to one side which has been thoughtfully created with a feature coffered LED lit ceiling and a built-in breakfast larder with space for a coffee machine and toaster etc. plus pull-out oak drawers. There is also a built-in bar area with a sink with Quooker instant boiling water tap, Dekton surfaces and splashback, plus LED lighting, beside which is a full height Caple three zone 111 bottle wine fridge.

The kitchen is breathtaking with a large waterfall island/breakfast bar and beautifully crafted bespoke kitchen units surrounding it with marble effect Dekton worksurfaces with Nordic inspired lighting over. The kitchen boasts a range of integrated Siemens appliances including a full height fridge plus a separate freezer and a dishwasher. Over the sink is a Quooker 3 in 1 instant boiling water tap in matt black with a flexible hose and included in the sale, is a Bertazzoni freestanding induction range cooker. Very cleverly, there is a secret walk-in pantry with freestanding oak drawer units and feature Dekton worksurfaces with a high splashback. As is the case in the dining area, there is a feature coffered LED lit ceiling. At the far end of this room there are bifold doors which open to the aforementioned sun terrace and garden.

The property has underfloor heating on all three floors via an air source heat pump as well as having built-in air conditioning throughout. There is also Cat 6 data networking throughout as well as fibre broadband and prewiring for solar should one wish.

The outside space is incredibly generous with the aforementioned parking area being large enough to build a double garage if required (subject to all necessary consents) and electric and water have already been installed in preparation. The grounds are particularly large compared to other new build homes in the area with huge swathes of tiered lawns surrounding the deep and broad paved patio with a large number of mature trees which provide privacy and shelter.

Contemporary new build, energy efficient houses, which are not subject to the H2 restriction, that boast views of the sea and have near immediate access onto Hain Walk are hugely sought after and seldom available for sale. Mariswood presents prospective purchasers with a very special opportunity and a viewing is wholeheartedly recommended to appreciate the sheer size of both the house and the plot and the world class location it occupies.



LOCATION

Mariswood is located in the former grounds of the Treloyhan Manor Hotel and fronts Hain Walk with an access path that leads directly to it. Superbly positioned to make the most of all that St Ives has to offer with the town centre an approximate 15 minute walk away, whilst Porthminster beach is less than 10 minutes away walking along Hain Walk. Carbis Bay can be found in the other direction, along Hain Walk and the South West Coast Path with its glorious golden sand beach and world renowned Carbis Bay Hotel and Spa.

Hain Walk has long been considered one of the most highly desirable locations in the whole of the county with St Ives being immensely popular due to its stunning beaches and its picturesque fishing harbour with cobbled streets surrounding it, many eateries and bars and the world renowned Tate St Ives.

Communications are very good with St Ives station close by which 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 artistic community favours St Ives for its clarity of light, stunning scenery and azure waters.

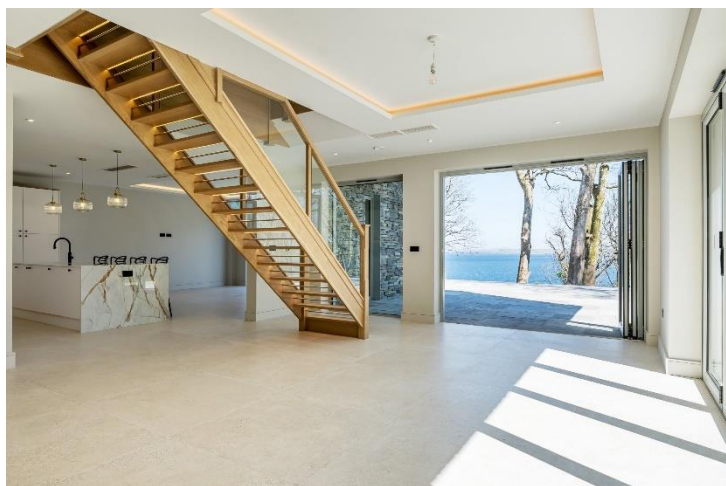
This is a very special opportunity in a world class and acutely desirable setting commanding spectacular views and combined with a home designed and built to the most exacting of standards.

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

LOWER GROUND FLOOR

OPEN-PLAN KITCHEN / LIVING / DINING ROOM.

DINING ROOM – 23'5" x 17' Bifold near floor to ceiling high doors opening to the sea facing sun terrace and looking out across St Ives bay to the coastline in the distance, large near floor to ceiling high picture window beside, further set of bifold doors opening to the side sun terrace and lawned rear garden, a range of built-in units and cupboards including a stone topped drink station with a Quooker instant boiling water tap, Caple wine cooler. Built-in air conditioning unit and recessed ceiling with inset LED lighting. Door to:-



KITCHEN / LIVING ROOM – 24'2" x 17'1" max. wall to wall Bifold doors opening to the sea facing sun terrace and overlooking St Ives bay and to the coastline and beaches in the distance, near floor to ceiling high narrow glazed door to the side also opening to the sun terrace, built-in air conditioning unit, recessed ceiling with inset LED lighting.



The kitchen comprises a range of white wooden base units, some of which have soft close pantry style drawers. Cabinets and wall mounted units around a central island with Nordic inspired lighting over, which also serves as a deep and broad breakfast bar to one side, with matching units and worksurface and an inset sink with Quooker instant boiling water tap. Integrated Siemens appliances include a dishwasher (in the central island) and height fridge and a separate full height freezer. Bertazzoni Italian range style oven with induction hob over (included in the sale).

Off the dining/entertaining area is a utility room with a Siemens washing machine and a separate Siemens tumble dryer under Dekton worksurface with base units and a sink unit with a matt black tap.

Concealed entrance to:-

PANTRY Matching stone worksurface to the kitchen with high splashback and soft close wooden drawers under.

UTILITY ROOM Soft close wooden base units under a stone worksurface with inset stainless steel sink, further wall mounted cabinets, tall near floor to ceiling high utility cupboard with space to the side for stacked white goods (washer and tumble dryer included in the sale).



FIRST FLOOR

LANDING Part galleried over the entrance hall with window overlooking the front lawn and path and a floor to ceiling high glazed door opening to the wraparound balcony, glazed skylight above the stairs and door to:-

PRINCIPAL BEDROOM – 17'6" max. x 16'4" (plus built-in wardrobes) Bifold doors opening to a deep and broad sea facing balcony and with views out across St Ives bay to the beach and coastline in the distance, built-in air conditioning unit, a range of built-in wardrobes with hanging rails, shelving and drawers, tall window overlooking the side garden, dressing area with built-in dressing table with mirror above with built-in lighting. Plumbing has already been fitted should one wish to add a hot tub. Door to:-



EN-SUITE BATHROOM Freestanding matt bath, large walk-in shower cubicle with additional rain shower head and LED lit niche, contemporary wc with concealed cistern with shelved alcove above, his and hers wash basin with floating soft close drawers and stone worksurface under and LED backlit vanity mirrors above, floor to ceiling high window overlooking the balcony and out to St Ives bay with built-in blind, ladder style heated towel rail, glazed skylight.



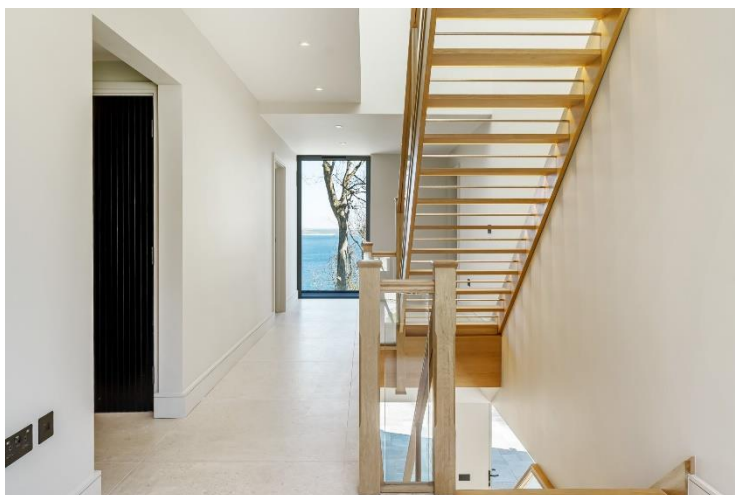
From the ground floor landing, an open tread staircase with LED lighting descends to:-

GROUND FLOOR

ENTRANCE HALL Open tread staircases descending to the lower ground floor and ascending to the first floor respectively and a floor to ceiling high picture window at the far

end overlooking the sun terrace and garden below and out across St Ives bay to the coastline and beaches in the distance, utilities cupboard. Doors to:-

SHOWER ROOM Walk-in shower cubicle with additional rain shower head, contemporary wc with concealed cistern, wash basin with cantilevered soft close vanity drawer under, inset built-in vanity mirror with LED lighting above and wooden sill below, ladder style heated towel rail.



BEDROOM 4 – 12'2" x 10'2" Double aspect room with floor to ceiling high sealed unit overlooking the front lawn and pathway and a further floor to ceiling high window overlooking the tiered lawned side garden, built-in air conditioning unit. Door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with additional rain shower head and LED lit niche, contemporary wc with concealed cistern, wash basin with cantilevered soft close drawer under, LED backlit vanity mirror above, chrome ladder style heated towel rail.

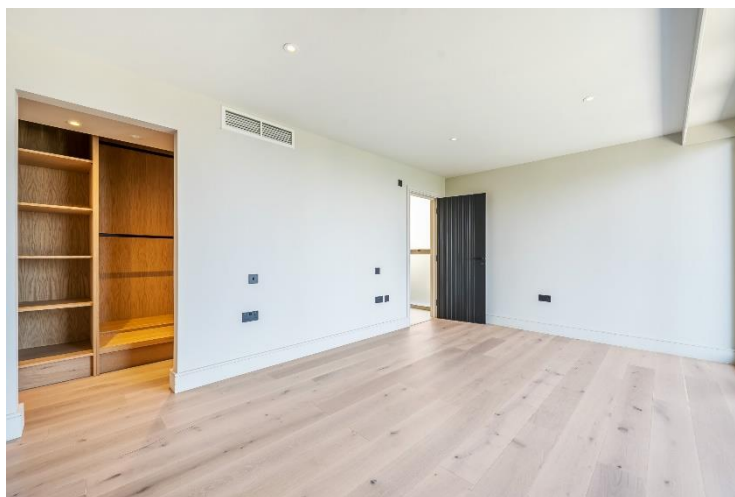


STUDY / BEDROOM – 11'5" x 11' Floor to ceiling high window, built-in shelved cupboard with underfloor heating manifold, fitted air conditioning unit.

BEDROOM 2 – 16'3" x 10'6" Bifold doors overlooking the sun terrace and garden below and out across St Ives bay to the coastline and beaches in the distance, bifold doors open to a broad sea facing balcony. Opening to walk-in wardrobe space with built-in wardrobes and the hot water cylinder. Door to:-

EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with additional rain shower head and LED lit niche, contemporary wc with concealed cistern, wash basin with cantilevered vanity soft close drawer under with inset mirror above with LED lighting over and wooden sill below, chrome ladder style heated towel rail, large opaque glass floor to ceiling high window.



BEDROOM 3 – 12'2" x 11' Bifold doors overlooking the sun terrace and garden below and out across St Ives bay to coastline and beaches in the distance taking in Godrevy Lighthouse, the bifold doors open to the broad frameless sea facing balcony, built-in air conditioning unit. Door to:-

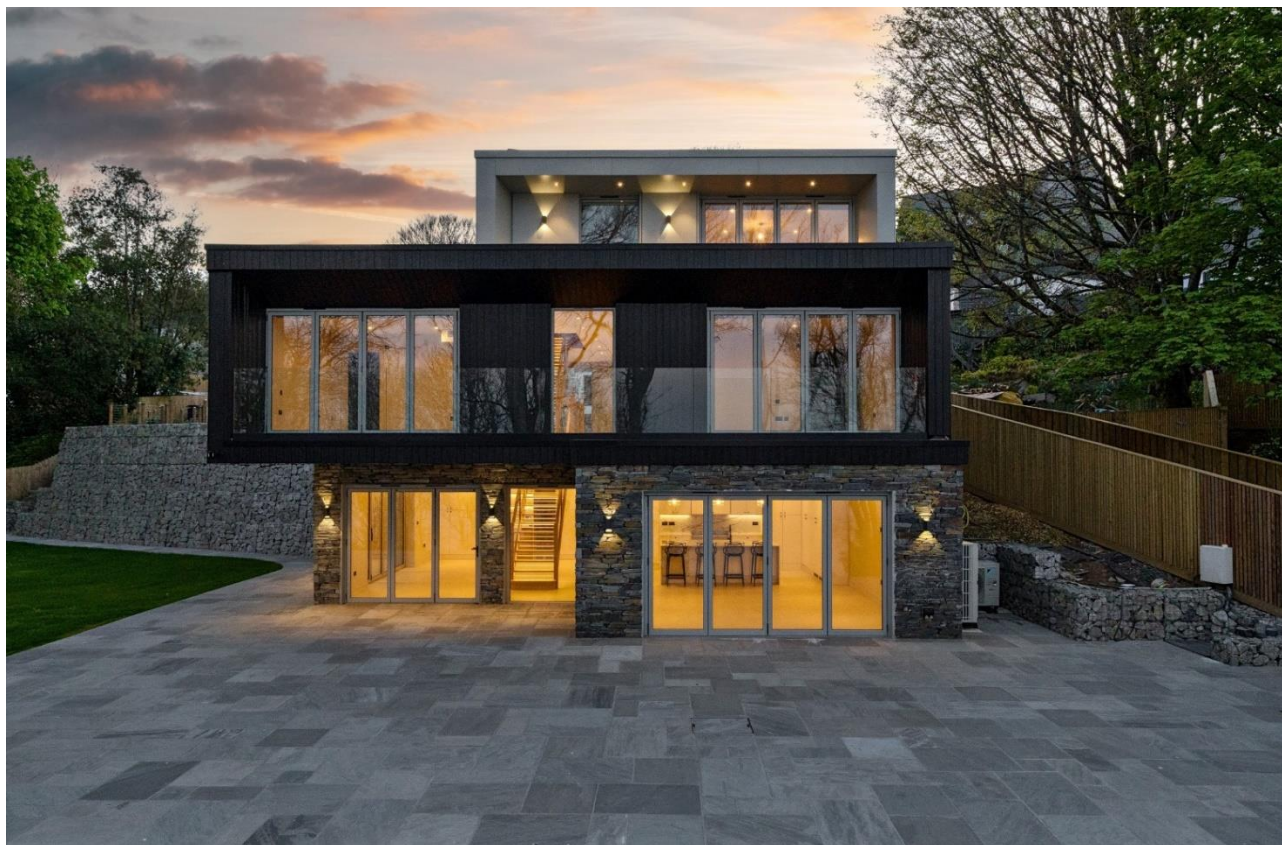


EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with additional rain shower head and LED lit niche, contemporary wc with concealed cistern, wash basin with cantilevered vanity soft close drawer under with inset mirror above with LED lighting over and wooden sill below, chrome ladder style heated towel rail.

From the landing, an open tread staircase ascends to:-

OUTSIDE



To the front of Mariswood is a deep and broad gravelled parking area which provides plenty of parking and has steps to the far side which descend to the garden. The steps lead to a paved pathway with a deep level area of lawn beside it. A pathway broadens and widens with bifold doors leading to the dining area before culminating in a deep sun terrace which makes the most of the views over the bay and there are two sets of bifold doors opening to

both the dining room and to the living room respectively with a cantilevered canopy above from the ground floor accommodation. The rest of the garden is laid to lawn and arranged over two tiers with a number of mature trees and a low stone wall with newly planted hedging on the eastern boundary. Close board fencing on the northern boundary also contains a gate which opens to a pathway which leads directly on to Hain Walk and into St Ives. The outside space has fitted up and downlighters as well as power sockets.

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 2GZ.

SERVICES Mains water and drainage. Underfloor heating throughout via an air source heat pump. Built-in air conditioning throughout. Prewired for solar if desired. Cat 6 data network throughout. Fibre broadband.

MOBILE PHONE COVERAGE To be confirmed.

BROADBAND To be confirmed.

COUNCIL TAX BAND To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS As you head towards St Ives, passing the Cornish Arms on your left hand side, you will see a firm of architects building on your right hand side. Slow down and take the immediate next right hand turn beside the architects building. Mariswood will be the third contemporary new build house on your 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.

AGENT'S NOTE 2 Mariswood is not subject to the St Ives H2 planning policy.

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

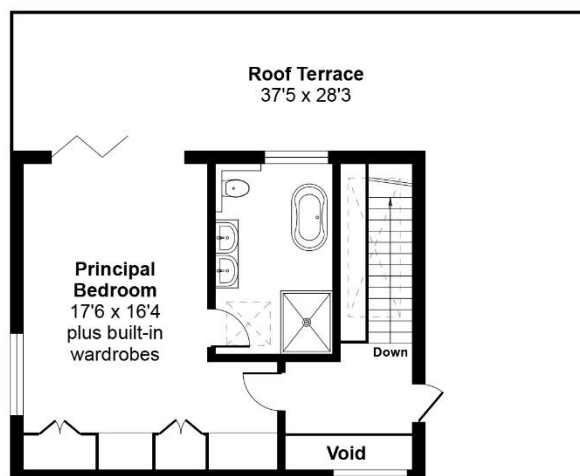
Approved Redress Scheme

Not to scale – for identification purposes only.

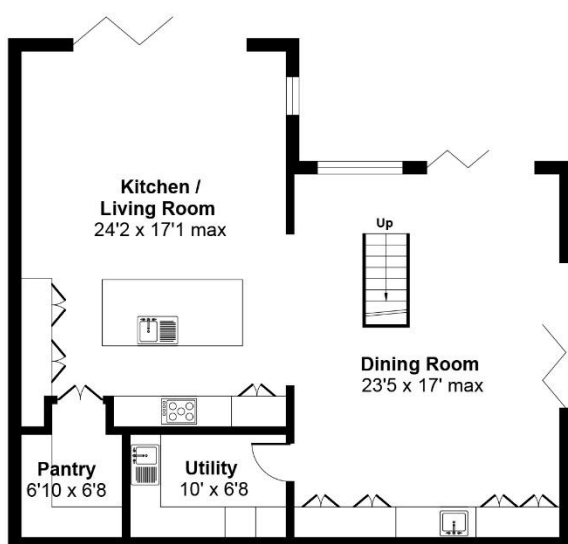
Treloyhan Manor Mews, Trelyon Avenue, St. Ives, TR26

Approximate Area = 2530 sq ft / 2.5 sq m

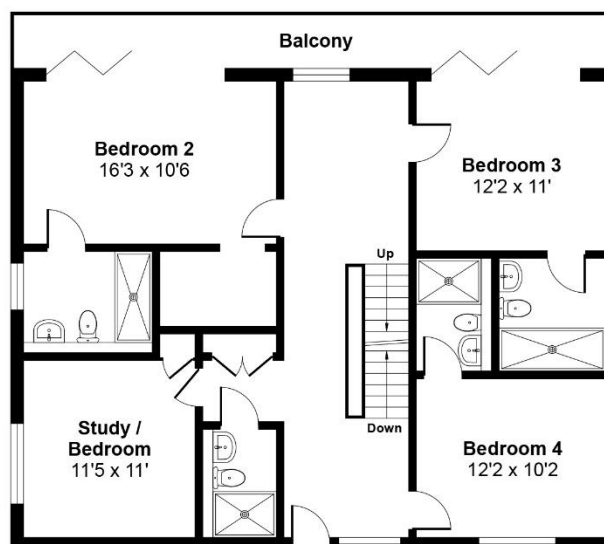
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1285788

