



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9366

£395,000

Barrepta Watch, 1 Carrack Gladden,
Carbis Bay, Nr. St Ives, Cornwall, TR26 2LN

LEASEHOLD
(with share of Freehold)



Superbly positioned, just a short walk to the golden sand Carbis Bay beach and with stunning far reaching views across the bay, taking in Hain Walk and The Island; a beautifully appointed ground floor apartment with open-plan living accommodation, 2 double bedrooms and parking for 2 cars. Impeccably presented and in a highly desirable location, close to amenities, the train station, Carbis Bay Hotel and within very easy reach of the ever popular harbourside town of St Ives.

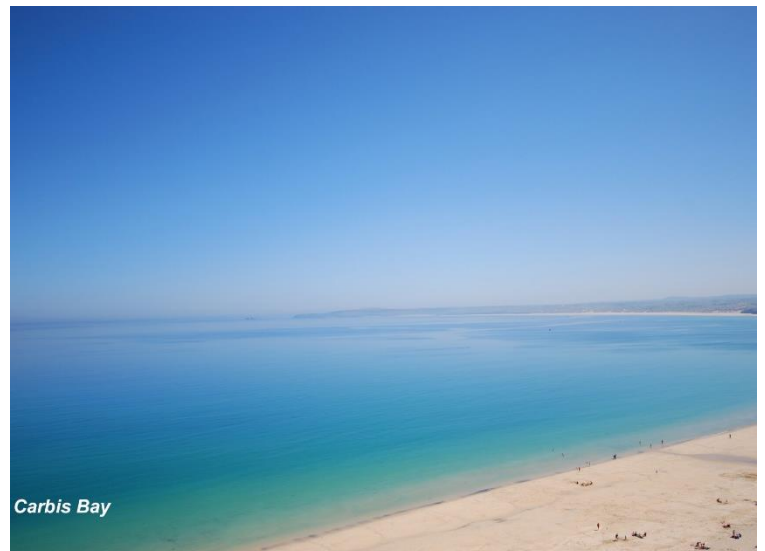




SUMMARY OF ACCOMMODATION

Entrance hall, storage cupboard, bathroom, 2 double bedrooms, open-plan kitchen/living/dining room.

Outside Parking for 2 cars, sun terraces and shared lawned area. Storage cupboard.



DESCRIPTION

Barrepta Watch is superbly positioned, just yards away from the expansive golden sand Carbis Bay beach and the Carbis Bay Hotel.

An immaculately presented two double bedroomed ground floor apartment which commands stunning views from its open-plan kitchen/living/dining room across miles of open sea taking in Carbis Bay beach, Hain walk and the island at St Ives.

There are two spacious and light double bedrooms, a beautifully appointed family bathroom and a superb, double aspect open-plan kitchen/living/dining room with patio doors opening to a small paved terrace to the front.

Importantly, beside the apartment are 2 parking spaces. There is also a covered entrance and an outside storage cupboard. To the front of the apartment is a small patio beside which a small gate opens to a further patio area and an area of lawn. The lawned area is shared with the above apartment.

Ideally situated not just for the beach but yards away from the train station and the highly regarded hotel with a number of superb restaurants plus Carbis Bay's extensive array of amenities. A short distance away, either by car or train, is the ever popular harbourside town of St Ives with its stunning beaches, art galleries, restaurants and shops.

Barrepta Watch is the perfect holiday home for beach loving families which would undoubtedly return a lucrative letting income should one desire.



LOCATION

Carbis Bay has gained global recognition following the G7 Summit in the summer of 2021 which took place primarily around the Carbis Bay Hotel with evening festivities on the golden sandy beach below. Carbis Bay is the quieter neighbouring town to St Ives set above the large sandy Carbis Bay beach which is a Blue Flag beach with sea sports available including stand up paddle boarding, kayaking and snorkelling and can be accessed via a footpath through a wooded valley. This path also leads onto the South West Coast Path extending beyond St Ives to the rugged cliffs of West Cornwall but also linking to various other beaches. Carbis Bay has various shops, restaurants, cafés and a supermarket whilst neighbouring St Ives has a further wide array of facilities.

St Ives is a vibrant, colourful picturesque fishing port and resort famous for its mild climate, its harbour and pier and kaleidoscopic selection of shops and galleries interspersed amongst its maze of enchanting, cobbled streets and fisherman's cottages. The town is famous for art and includes the Barbara Hepworth Museum and Sculpture Garden as well as the Tate St Ives gallery above Porthmeor beach. There are two golf courses very nearby at Tregenna Castle Hotel and the West Cornwall Golf Club in Lelant. Carbis Bay has a station on the branch line from St Ives which links to the main Penzance to Paddington line allowing simple journeys to London and elsewhere in the country.

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

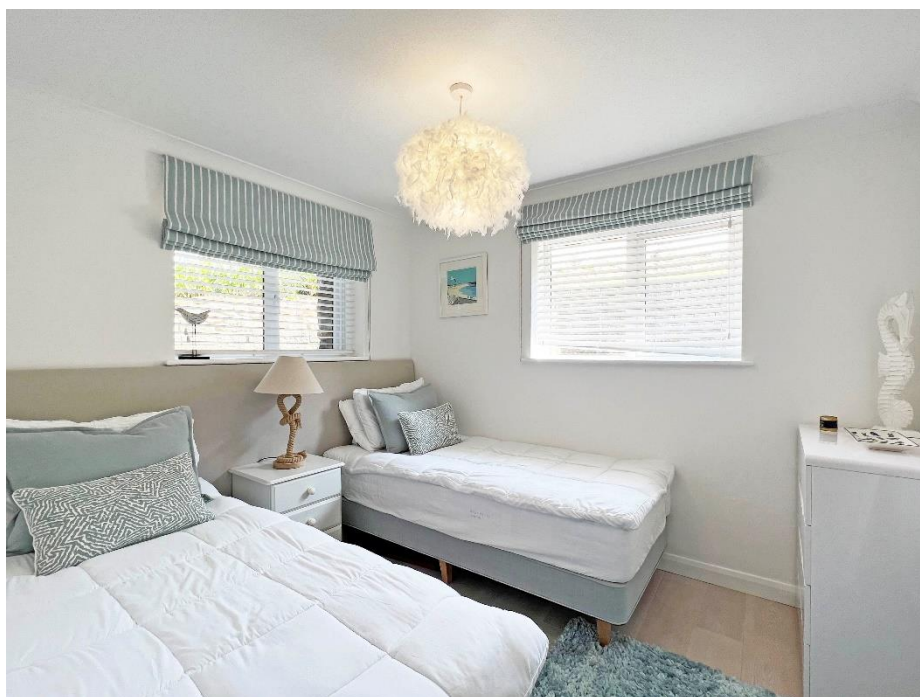
To the side of Barrepta Watch there is parking for two cars and a tiled and covered entrance, with a storage cupboard beside leads to the front door which opens to:-

ENTRANCE HALL Radiator, storage cupboard and doors to:-

PRINCIPAL BEDROOM A large double bedroom with wooden panelling, a uPVC double glazed window overlooking the sun terrace to the side and a radiator.

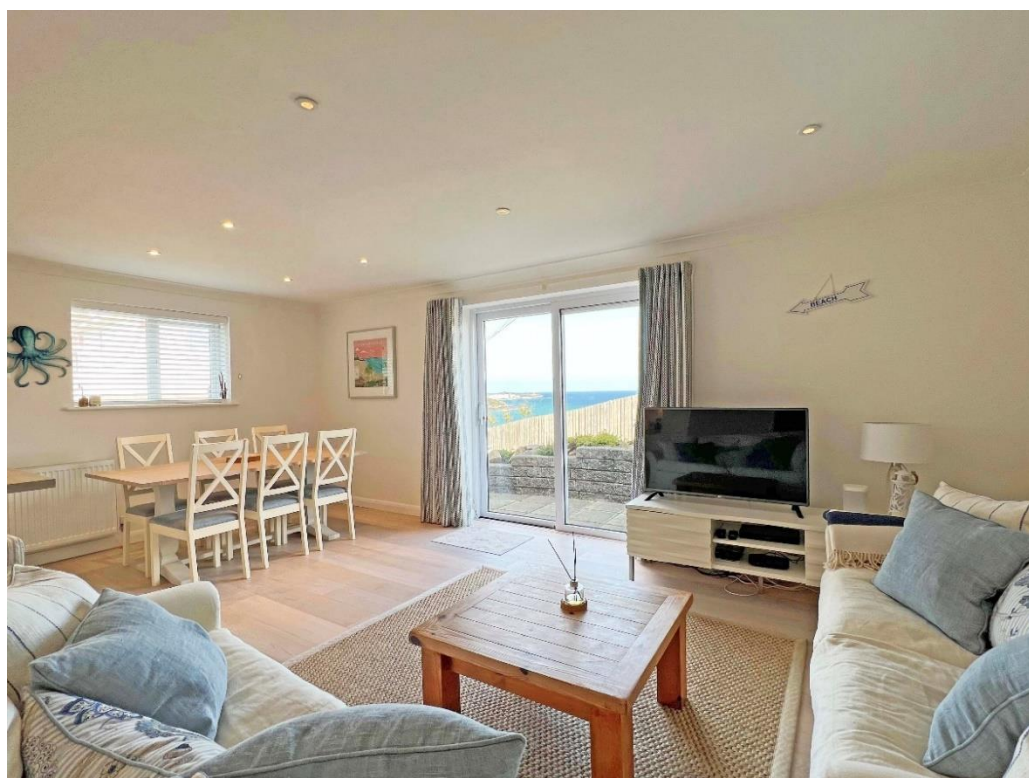


BEDROOM 2 Currently arranged as a twin double bedroom with two uPVC double glazed windows overlooking the sun terrace and gravelled area. Radiator.



BATHROOM Beautifully appointed and fully tiled with a wc, cantilevered wash basin, panelled bath with shower head attachment, radiator with towel rail attachment and an opaque glass uPVC double glazed window.

OPEN-PLAN KITCHEN / LIVING / DINING ROOM A beautiful double aspect room with two uPVC double glazed windows facing west plus uPVC double glazed sliding patio doors which open to the front paved patio which provides a superb view over Carbis Bay beach, across to Hain Walk, out over miles of open sea and taking in The Island and St Ives Bay. Two radiators.





KITCHEN Comprising a range of white soft close drawers and base units underneath a quartz worktop with integrated appliances including an AEG oven with four ring Electrolux gas hob over with concealed Neff extractor hood, Electrolux dishwasher, Electrolux washing machine/dryer and a Lamona fridge with freezer compartment, further matching wall mounted base units, Worcester boiler and an inset Carron Phoenix sink and drainer with swan head tap.



OUTSIDE

Importantly, as parking in the area is at a premium, there are 2 parking spaces immediately beside the apartment. To the front of the apartment is a small patio which enjoys sea views and is large enough for a coffee table and chairs and has patio doors opening to the kitchen/living/dining room. Beside this patio a small gate opens to a further patio area and an area of lawn. The lawned area is shared with the above apartment. There is also a covered entrance and a useful outside storage cupboard.



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 2LN.

SERVICES Mains water, drainage, electricity and gas.

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

TENURE Leasehold 999 year lease. Remaining term of lease 971 years from 1 August 1994 and 50% share of freehold. No annual ground rent and no annual service charge payable. 50% share of any maintenance payable.

DIRECTIONS There are several ways to reach the property and if approaching Carbis Bay from Lelant, enter Carbis Bay and turn right onto Porthrepta Road, signposted to the train station. Proceed down the hill following the signs to the train station and the hotel. Pass the entrance to the train station car park and as you start to descend the hill, take the first left hand turning where the parking for Barrepta Watch will be on your left 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 We understand that pets are permitted and that there are no occupancy restrictions.

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

