



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR53283753

Offers around £1,350,000

Buen Ayre,
Treloyhan Park Road, St Ives, Cornwall, TR26 2AH

FREEHOLD



An imposing and impeccably presented 1930s detached 5 bedrooomed residence of considerable stature, extending to over 2,800sq.ft., set within delightful south-facing gardens in the heart of Treloyhan – one of St Ives' most exclusive and highly regarded residential enclaves. Enjoying peace, privacy and sea views from many key rooms, the property is to be sold with the valuable benefit of planning permission to create an exceptional principal bedroom suite in the roof space, capturing far-reaching panoramic views across St Ives Bay.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance Hall, sitting room, living room, kitchen/dining room, guest bedroom with en suite bathroom, WC.

First Floor Landing, 4 further bedrooms, family bathroom, WC.

Outside Garage with utility area, driveway, landscaped gardens with lawns and terraces.

DESCRIPTION

A handsome and beautifully appointed 1930s detached residence of considerable charm and quality, enjoying a glorious south-facing orientation within exquisite private gardens in one of St Ives' most prestigious residential settings – Treloyhan.

Extending to over 2,800sq.ft. of sensitively modernised accommodation, this impressive 5 bedroomed home combines elegant period detailing with high-end contemporary finishes. Highlights include oak flooring, oak internal doors, and leaded double glazed windows, alongside a showpiece 39' kitchen/dining room with soaring mono-pitch ceiling and full-width glazing opening to a broad sun terrace.

Configured with flexible family living in mind, the ground floor provides two generous reception rooms, a stunning kitchen/dining room, and a luxurious guest bedroom suite with direct access to the terrace. Upstairs, four further bedrooms include two with delightful sea views, and the home is to be sold with the benefit of planning consent to convert the loft into a spectacular principal suite, affording elevated panoramic views over St Ives Bay.

Discreetly positioned behind tall hedging and high timber gates, the house enjoys complete privacy, with landscaped gardens wrapping around the home, offering a choice of sun terraces and level lawns designed for both relaxation and entertaining. A large garage with utility area and driveway parking for several vehicles complete what is an outstanding home close to the one of the most highly prized stretches of the Cornish coastline.

LOCATION

Treloyhan is widely regarded as one of the most exclusive and desirable residential areas in St Ives – a peaceful, tree-lined setting of large, detached homes, situated just a short stroll from the town centre and the stunning sands of Porthminster Beach. 'Buen Ayre' enjoys a discreet yet prominent position within this sought-after enclave, with a glorious south-facing orientation and wonderful glimpses across St Ives Bay from several rooms.

St Ives itself needs little introduction – a quintessential Cornish seaside town steeped in artistic heritage and coastal charm. Long known for its connection to the St Ives School of painters, the town remains a thriving creative hub, home to Tate St Ives, the Barbara Hepworth Museum and Sculpture Garden, and a vibrant community of galleries and independent studios. It also boasts an ever-growing reputation as a culinary destination, with a wealth of exceptional restaurants, cafés and beachside eateries, offering everything from locally landed seafood to fine dining experiences.

Despite its idyllic setting, St Ives is remarkably well connected. The town's branch line railway links directly to the main Paddington to Penzance line at nearby St Erth, offering regular services to London and beyond. The A30 trunk road is within easy reach, placing much of west Cornwall within a short drive, while Newquay Airport (approximately 1 hour away) offers domestic and seasonal international flights.

Surrounded by dramatic coastal scenery, pristine beaches, and world-renowned walking routes along the South West Coast Path, St Ives offers a rare and desirable blend of natural beauty, cultural richness and convenience – and Treloyhan represents one of its most prestigious residential addresses.

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

Part glazed front door, with glazed panels to either side, opening into:-

ENTRANCE HALL Oak floor, radiator and a turning oak and glass staircase, with low-level lighting and a stained-glass window at half landing, to the first floor, understairs storage cupboard. Doors to:

LIVING ROOM – 26'8" x 13'
 A delightful triple-aspect main reception room, filled with light courtesy of a large bay window at the front and a pair of glazed doors leading to the large sun terrace at the rear. Faber flame-effect fire, oak floor, radiators.

SITTING ROOM – 15'2" into bay window x 13' An impressive dual-aspect room period features including a stone Minster-style fireplace, picture rail and oak floor.

WC Vanity unit with wash hand basin, WC, ceramic tiled walls and floor, window.

KITCHEN / DINING ROOM – 39'9" x 12'6" A showstopper of a room with a large expanse of glass opening out



onto the terrace and mono-pitch ceiling more than 13' high. Comprising superb dining area and kitchen with a full range of black gloss wall and base cabinets and drawers with granite worktops and splashbacks. Integrated fridge, freezer, dishwasher, wine rack, Bosch ovens and Flame Select 4 ring gas hob with extractor fan over, window, inset downlighters, ceramic tiled floor.



To the rear of the Dining Room is:-

GUEST BEDROOM SUITE – 20'1" x 13'5" Dual aspect with a pair of glazed doors to the terrace, inset downlighters, loft access, wood-effect ceramic tiled floor. Door to:-

EN-SUITE BATHROOM With a bath, large glazed walk-in shower, marble-effect tiled walls, wall-hung wash hand basin, WC, wood-effect ceramic tiled floor, window with obscure glass.



FIRST FLOOR

Upper Landing with access to the loft, radiator and doors to:-

BEDROOM 1 – 19'2" x 11'8" Delightfully light dual aspect room with a broad bay window looking toward St Ives Bay. Picture rail, radiators.



BEDROOM 2 – 13' 12'10" A dual-aspect bedroom overlooking the rear terrace, picture rail, radiator.

BEDROOM 3 – 15'8" x 11'9" Dual-aspect room with deep bay window providing delightful sea views, radiator, picture rail.

BEDROOM 4 / STUDY – 9'3" x 7'9"
Window overlooking St Ives Bay.

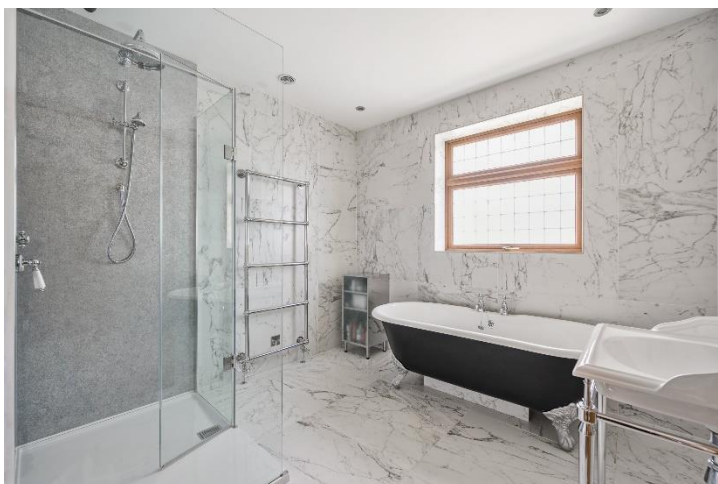
FAMILY BATHROOM A stunning bathroom with freestanding bath, large walk-in shower with glazed enclosure, Heritage wash-hand



basin, marble-effect tiles to the walls and floor, inset downlighters, window, chrome heated towel rail.

WC With ceramic tiled walls and floor, WC, window.

Planning permission has been granted to create a superb second floor principal bedroom suite complete with free-standing bath, en suite and dressing room. The room would have dormer windows to the front and rear providing panoramic views across the bay. Further details can be found on the Cornwall planning portal under application number PA24/04582



OUTSIDE

Buen Ayre sits behind high timber gates and is completely screened from the road by tall mature hedging which wraps around an area of lawn with well-stocked borders, packed with mature trees and shrubs. From the lawn, there are steps to a broad slate south-facing terrace with ample space for table and chairs. To the side is a driveway with tandem parking for 3 cars and access to:



GARAGE – 25'9" x 12'10" A long and wide over-sized single garage with a utility area to the rear offering plenty of space for appliances and the water tank. Electric garage door and inner door to the Dining Room.

Gates lead to the rear of the property where there is a generous sun terrace linking into the living room, dining room and guest bedroom suite. Extremely private and with planting to the sides, the terrace is perfect for al fresco entertaining and relaxing and makes the most of the sun until well into the evening. There are steps to a beautifully landscaped upper lawn as well as access to a smaller sheltered rear terrace.





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 2AH.

SERVICES Mains water, gas, electricity and drainage. There is gas central heating including underfloor heating in the kitchen/dining room and guest suite.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND 55 Mbps highest possible download speed. 12 Mbps highest available upload speed. (Source: Ofcom).

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

DIRECTIONS From the A30, take the A3074 towards St Ives. Pass through Lelant and Carbis Bay and then take the turning on the right into Treloyhan Park Road. After a short distance you will reach a tree covered island in the centre of the road – Buen Ayre is set behind tall dark timber gates just before the island on the right.

WHAT3WORDS ///migrate.envisage.vine

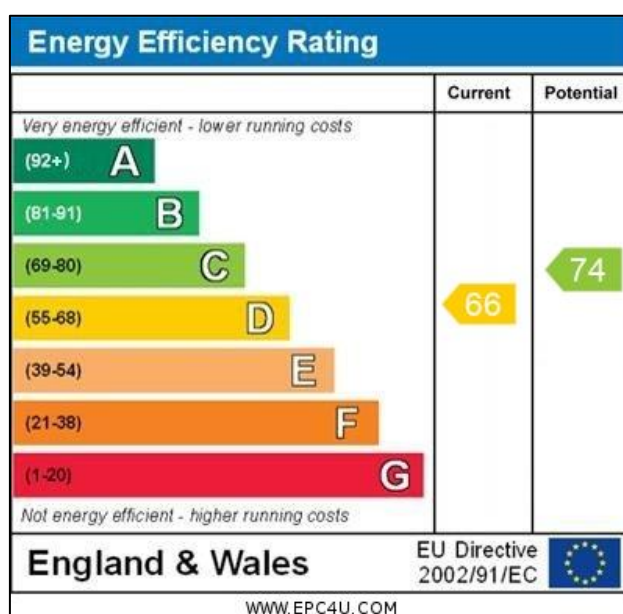
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in

relation to the property, the services, including the broadband speed and mobile phone coverage, 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.

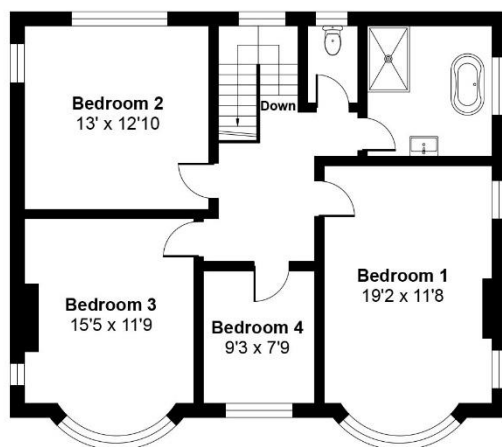
Treloyhan Park Road, St. Ives

Approximate Area = 2473 sq ft / 229.7 sq m

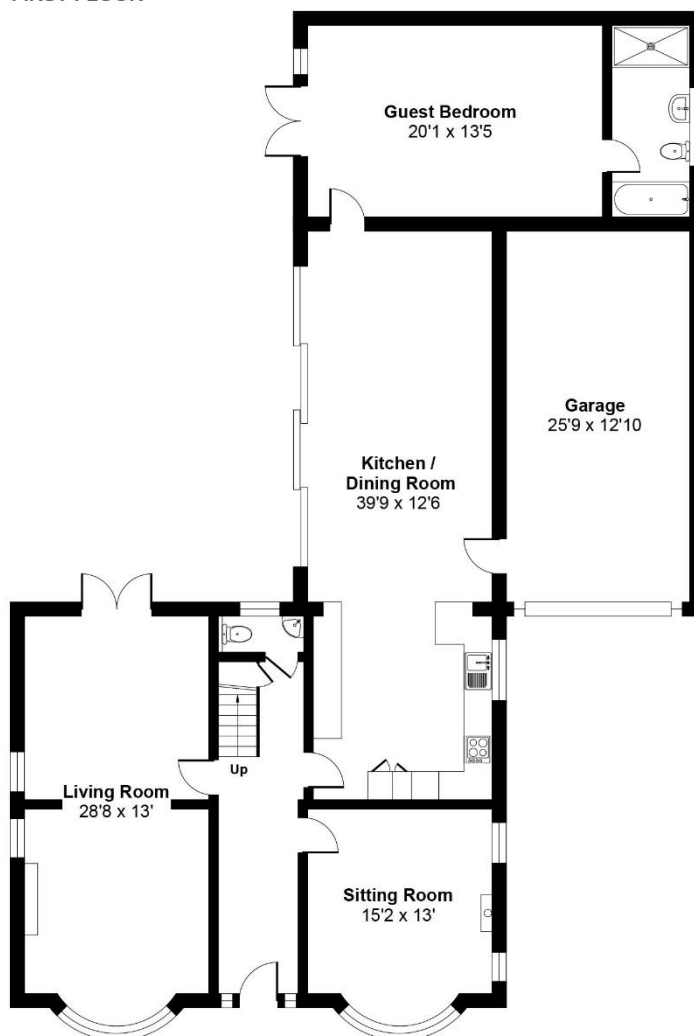
Garage = 332 sq ft / 30.8 sq m

Total = 2805 sq ft / 260.5 sq m

For identification only - Not to scale



FIRST 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: 1319819

