



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR56112974

£2,500,000

The Cliffs,
Headland Road, Carbis Bay, St Ives, Cornwall, TR26 2NU

FREEHOLD



Commanding broad far reaching world class views over St Ives Bay taking in iconic local landmarks such as Hain Walk, The Island, St Ives harbour and Godrevy Lighthouse. Recently completed and refurbished to a truly exceptional standard with supreme craftsmanship, ultra high specification and detailing throughout – a 4 bedroom semi-detached three storey house with circa 2,700sq.ft. of opulently appointed accommodation, electronically operated gated driveway with parking for 4 cars and an EV charger plus stunning profusely stocked landscaped gardens with sun terrace and outside dining area. Situated in one of the most sought after roads on the north Cornish coast and with gated access at the end of the garden onto a footpath which leads to the picturesque golden sand beaches at Porth Kidney Sands and Carbis Bay in either direction whilst also being within walking distance from the train station and the Carbis Bay Hotel.





SUMMARY OF ACCOMMODATION – In all, about 2,700sq.ft.

Ground Floor Reception hall, semi open-plan kitchen/breakfast room, living room, dining room, utility cupboard, wc, utility room with linen cupboard, wet room.

First Floor Landing, boiler cupboard, principal bedroom suite with balcony, guest suite with balcony, third en-suite bedroom.

Second Floor Landing, fourth en-suite bedroom.

Outside Private driveway secured by remotely controlled gates, parking for 4 cars, EV charger and CCTV security. Beautiful professionally landscaped gardens with native plants species, sunken hot tub, outside kitchen and adjacent dining area, firepit and gated direct access to the coastal path at the rear of the garden.



DESCRIPTION

The Cliffs has been sensitively and meticulously renovated by our client who has created a truly exquisite coastal residence which is finished to an exceptionally high standard on what is widely regarded as one of the very best roads on the north Cornish coast. A footpath at the end of the garden leads, in either direction, to what are without doubt two of the best beaches in the county.

An electrically operated vehicular gate with a pedestrian gate, beside, opens to a gravelled parking area with a covered entrance leading to a beautiful wooden pivot door.



The large reception hall is very welcoming and the accommodation flows beautifully from here with double doors to the right hand side opening to a truly stunning 27'5" long kitchen/breakfast room with sliding doors opening to the sun terrace and providing the first glimpse of the world class views on offer.

The kitchen is simply beautiful – a Schroder premium handleless kitchen with solid wood doors, an island with seating on two sides, Silestone quartz worktops, a Quooker tap with filtered water, instant boiling water and sparkling water plus, a built-in dish soap dispenser, as well as concealed contemporary LED lighting. The kitchen is fitted with a broad range of integrated Miele appliances, including two pyrolytic single ovens with touch to open doors, a microwave combination oven, automatic plumbed bean to cup coffee machine, Powerflex induction hob with built-in vapour extractor, built-in perfect fresh active fridge/freezer with ice maker, dishwasher and bar area with two Dunavox 46 bottle wine coolers with attractive glass display cabinets above. Another window allows more light in and overlooks the front driveway.

Accessed from either the kitchen/dining room, or from double doors from the reception hall is the very impressive dining room with a walk-in bay window which provides more stunning views.

Further along the entrance hall, double doors open to an opulent living room with patio doors opening to the rear sun terrace and which provides excellent views. This room is beautifully detailed with floating shelved recesses either side of the TV.

A wc, large utility room, which includes a Miele washing machine and 9kg eco-speed heat pump tumble dryer plus a double bowl Belfast sink, with a door to the front garden and a wet room at the far end, complete the ground floor accommodation.

A turning staircase ascends to the first floor landing with a large double fronted boiler cupboard and three beautiful, spacious double bedrooms all with stunning views and their own en-suite shower rooms with a variety of different coloured tiling. The guest bedroom is particularly large with its own private composite decked sea facing balcony from which one can enjoy an early morning coffee. The bedroom at the other end of the hall also opens to its own balcony with frameless glass balustrading and epic sea views.

The top floor is dedicated solely to the principal bedroom which is wonderfully spacious with built-in wardrobes with motion sensor LED lighting, hanging rails and shelving. A wall of windows with curtains on electric tracking and which open to frameless glass balustrading and give the best views from anywhere in the house. The en-suite bathroom is colossal with a freestanding bath from which one can enjoy the views, an oversized walk-in shower cubicle and his and hers floating wash basins.

The professionally landscaped gardens are equally as impressive. The aforementioned gravelled parking area to the front has a slate paved pathway leading to a wooden gate which opens to the side path which in turn leads to the rear sun terrace. This sun terrace is very deep and broad and has doors opening to it from the kitchen/dining room and the living room and is perfect for alfresco dining and outside entertaining. Slate and wooden steps descend to a level area of lawn with outside lighting and a raised outside dining area to the side with a wooden pergola and food preparation area.

At the far end of the garden is a decked sun terrace with incredibly well stocked raised beds full of colour and intrigue, with a sunken cedar wood hot tub from which one can enjoy superb views. There is also a circular paved sun terrace with built-in seating around a firepit. At the far end of the garden there is a small flight of steps which descends to a wooden gate which opens to a footpath with Porth Kidney Sands beach in one direction and Carbis Bay beach in another.

The specification for The Cliffs is incredibly high with underfloor heating throughout, with recessed lighting, curtain recess detailing, Corston bronze electrical fittings, engineered wooden flooring, built-in bespoke wardrobes, an air source heat pump and an EV charger. There are also Monitor Audio in-ceiling speakers in the living room, kitchen, dining room, principal bedroom and its en-suite with the living room having additional Monitor Audio bookshelf speakers. The garden has Bowers & Wilkins outdoor speakers – all the speakers are Sonos App controlled with Apple Airplay support driven from Monitor Audio amplification. The living room and kitchen have Samsung framed TV's with bedrooms 2, 3 and 4 having Samsung Ultra slim 4K UHD TV's. It is our client's intention to sell The Cliffs as seen and fully furnished with many of the fixtures, fittings and the design curated by highly regarded

interior designers Iroka of nearby Hayle – an Iroka specification list can be provided by Lillicrap Chilcott.

In all, a quite exquisite coastal residence of the highest quality with world class views and just a short walk from two of Cornwall's most beautiful beaches.

LOCATION

Headland Road is a highly sought after road renowned for its stunning views and beautiful coastal residences and is within easy reach of the South West Coast Path whilst being perched above the vast sandy expanse of Porth Kidney Sands beach, which is backed by sand dunes and the West Cornwall Golf Club. The beach is divided from the continuing sandy expanse by the Hayle Estuary which is a favourite of kite surfers making for a real spectacle on a windy day. Straight across St Ives Bay is Godrevy Lighthouse making a focal point beyond the azure waters. Gannets can often be seen diving on schools of fish and there is a healthy population of local seals which can be seen year round with dolphins tending to frequent more during the summer months.

The South West Coast Path leads from Porth Kidney Sands beach and Lelant around Hawks Point to Carbis Bay beach where the Carbis Bay Hotel has a spa, restaurant and leisure facilities available to non-residents. Both the coast path and the branch line railway station at Carbis Bay then continue around to St Ives. Day to day facilities can be found in Carbis Bay including a supermarket and a further wide array of facilities are available at St Ives and nearby Hayle. St Ives is arguably Cornwall's most famous coastal town set around the sandy harbourside with an active fishing fleet. The town is also famed for its associations with the art world and is the home of the Tate St Ives gallery.

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

From the gated parking area, a covered entrance with a pivot wooden door opens to:-

RECEPTION HALL With built-in storage cupboard, turning staircase to the first floor, pocket doors to the living room and double doors to:-

KITCHEN / BREAKFAST ROOM – 27'5" x 14'2" max wall to wall (of irregular shape) Semi open-plan to the living room and with sliding patio doors opening to the sun terrace and providing world class views over St Ives Bay taking in St Ives harbour, Hain Walk, Godrevy Lighthouse and The Island, further window overlooking the parking area on the opposite wall, a central island with Miele four ring induction hob with soft close handleless base units and drawers under and which also acts as a breakfast bar under a Silestone quartz worktop. Inset two bowl sink with Quooker instant



boiler water tap with matching marble/quartz/granite splashbacks with LED lighting and push to open cabinets above. Miele integrated appliances include a fridge/freezer, two ovens, a coffee machine and a microwave combi-oven plus two Dunavox wine chillers with glass fronted display cabinets above, pull-out pantry style cupboard also. Opening to the living room.



Semi open-plan to the kitchen/breakfast room or with a pair of pocket doors from the reception hall.

DINING ROOM – 20'9" (including bay) x 12'6" A superb dining room with tall multi pane sash bay window overlooking the sun terrace, garden and out to sea.

From the reception hall, double doors to:-

LIVING ROOM – 20'8" x 17'4" A truly stunning room with near floor to ceiling high sliding patio doors opening to the sun terrace and providing world class views over the bay, shelved recesses with floating shelves and further push to open storage cupboards under.





WC Beautifully appointed with contemporary Duravit wc with concealed cistern, floating composite wash basin with tiled splashback, opaque glass window overlooking front driveway and door to a comms cupboard for further storage.

UTILITY ROOM – 26'3" x 5'6" With multi pane sash windows overlooking the front driveway, stone/marble/quartz worksurface with inset Belfast sink with soft close drawers and base units under and space for a washer and a dryer (Miele washer and dryer included in the sale). Door opening to the front driveway, door opening to a linen cupboard with motion sensor lighting and door to:-

WET ROOM Fully tiled wet room with shower to one end with additional rain shower head, large recessed niche plus hand held shower attachment, door opening to the front driveway.

From the hallway, a turning wooden staircase with sash window at half level landing ascends to:-

FIRST FLOOR

LANDING With double doors opening to a boiler cupboard with underfloor heating manifold and hot water cylinder plus boiler and doors to:-

PRINCIPAL BEDROOM SUITE – 20'3" x 13' plus recess (or irregular shape) A stunning double aspect room with near floor to ceiling high sliding patio door opening to a composite decked frameless glass sea facing balcony, built-in wardrobes with hanging rails, motion sensor LED lighting and shelving, door to:-

EN-SUITE SHOWER ROOM A stunning bathroom with a tall sash window overlooking the front driveway with deep sill under, large walk-in shower cubicle with rain shower head attachment plus hand held shower attachment and LED lit recessed shower niche, floating composite wash basin, wall lights, wc with concealed cistern, low level motion sensor lighting, contemporary ladder style heated towel rail.

GUEST BEDROOM – 18' x 9'7" (plus built-in wardrobes) Large double bedroom with near floor to ceiling high sliding patio door opening to a composite decked frameless glass sun terrace overlooking the garden and views, built-in wardrobes with hanging rails and shelving plus space for TV with push to open drawers under, recessed dressing area with floating shelving and further storage above and beside, door to:-

EN-SUITE SHOWER ROOM A stunning bathroom with a tall sash window overlooking the front driveway with deep sill under, large walk-in shower cubicle with rain shower head attachment plus hand held shower attachment and LED lit recessed shower niche, floating composite wash basin, wall lights, wc with concealed cistern, low level motion sensor lighting, contemporary ladder style heated towel rail.

BEDROOM 3 – 18'4" x 12'7" (including bay) A stunning double bedroom with built-in wardrobes with hanging rails and shelving, bay window with multi pane sash windows overlooking the garden and taking in the bay, Hain Walk and St Ives, door to:-

EN-SUITE SHOWER ROOM With tall bay window overlooking the sun terrace, garden and out to sea, walk-in shower cubicle with rain shower head attachment and additional hand held shower attachment with LED lit recessed niche, floating composite wash basin, wall lights, contemporary wc with concealed cistern, ladder style heated towel rail, motion sensor low level lighting.

From the landing, another turning staircase with sash window at half level landing ascends to:-

SECOND FLOOR

LANDING With door to:-

BEDROOM 4 – 20'6" x 15'1" max wall to wall A superlative double bedroom with a wall of sliding windows with frameless glass balustrading overlooking the garden and out across miles of sea taking in Godrevy Lighthouse, The Island at St Ives, St Ives harbour and Hain Walk, push to open built-in wardrobes with hanging rail and shelving, matching dressing table, eaves storage and pocket door to:-



EN-SUITE BATHROOM With freestanding eggshell bath underneath a tall sash window with deep sill overlooking the garden and views, contemporary his and hers composite floating wash basins with inset mirror above

with wall mounted lighting to either side, large walk-in shower cubicle with rain shower head plus hand held shower attachment and recessed LED light shower niche, contemporary wc with concealed cistern, ladder style heated towel rail, low level motion sensor lighting.



OUTSIDE

From Headland Road, an electrically operated vehicular gate with matching pedestrian gate beside opens to a gravelled parking area with raised wooden beds with established hedging on either side, parking for 4 cars, EV charger, brick paved and slate paved pathways leading to the utility room, wet room and to the covered front entrance plus stepping stones to a side gate which opens to the rear garden.



The rear garden has been beautifully landscaped and is designed to optimise the views with a deep and broad slate paved sun terrace with sliding doors opening to the kitchen/breakfast room and the utility room respectively, outside speakers, plug sockets and thoughtfully stocked colourful raised beds and slate steps descending to a further sun terrace with food preparation area with wooden pergola over and adjoining level lawn with slate paved stepping stones descending to a composite/wooden decked circular sun terrace which has incredible views with a sunken hot tub and vertical wooden sleepers behind.

There is a further circular slate paved sun terrace with large firepit and built-in seating area and, finally, a small flight of steps descends to a wooden gate between two granite gate piers which opens to a footpath leading to both Porth Kidney Sands beach and Carbis Bay beach in either direction.



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 2NU.

SERVICES Mains electricity and drainage. Air source heat pump. Underfloor heating with remote access via an App. BT fibre broadband and Wi-Fi boosters.

MOBILE PHONE COVERAGE All major providers are likely.

BROADBAND You may be able to obtain broadband service from a fixed wireless access provider (Source: Ofcom). Fibre installed.

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

DIRECTIONS Driving through Lelant heading towards St Ives you'll enter Carbis Bay and as you see La Casita on the left hand side start to slow down and pull into the middle of the road taking the right hand turn to Porthrepta Road. Descend Porthrepta Road and take the last turning on the right hand side before the road bends to the left onto Headland Road. Proceed along Headland Road passing Headland Close and Nampara Close on your right hand side. Begin to slow down and the gated entrance to The Cliffs will be found on your left hand side clearly signed with a name plaque.

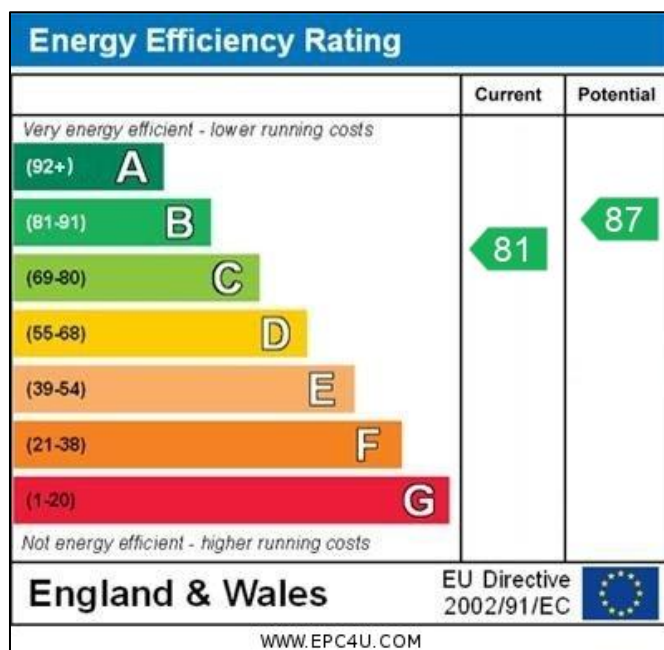
WHAT3WORDS ///assets.ruby.trembles

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.



