

CHY-AN-GWEAL FARM COACH HOUSE ST. IVES ROAD

Carbis Bay, St. Ives, TR26 2PN



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Price: £800,000

Forming part of an exclusive and high quality mews style development that has been meticulously and cleverly re-developed by the present owner to now provide 3 beautiful, supremely finished individual unique properties that retain much of the character that the homes exuded in the 1870's but all combined effortlessly with contemporary living. Chy-an-Gweal Farm Coach House is a newly developed 2 bedroom reverse level home that was originally the old piggery on the farm site, now re-imagined to provide, spacious, light and open plan living on the first floor, offering fine sea and coastal views with 2 double bedrooms with an en-suite and main bathroom on the ground floor. Sitting seamlessly within this development, this fantastic property also benefits from a large outside terrace and designated parking. Viewing is highly recommended





CHY-AN-GWEAL FARM COACH HOUSE, ST. IVES ROAD, Carbis Bay, St. Ives, TR26 2PN

DESCRIPTION

Welcome to this stunning newly developed 2 bedroom detached reverse level home! Nestled seamlessly within a high-quality development, this property is the epitome of fine attention to detail. Formerly the site of an old piggery, it has been beautifully reimaged to offer a modern and luxurious living experience. Radiators in each room all thermostatically controlled offering a comfortable ambience throughout the seasons, serviced by air source heat pump and giving this property a very economical EPC rating of B. As you step inside, you will be greeted by two spacious double bedrooms on the ground floor, each boasting fitted wardrobes for ample storage. One of the bedrooms even features its own en-suite bathroom, providing a touch of privacy and convenience. Additionally, a luxurious main bathroom awaits, offering a tranquil retreat for relaxation. Venturing upstairs, you'll be captivated by the expansive open plan living room and kitchen area. Bathed in natural light, this space not only exudes a warm and inviting ambience but also offers super sea views to the front. The living room seamlessly flows onto a large rear terrace, complete with composite decking. This

outdoor oasis is perfect for entertaining or simply enjoying some peaceful downtime. Whether you desire al fresco dining or basking in the sun, this terrace provides a versatile space for all your needs. Convenience is key, as this property boasts two designated parking spaces, ensuring hassle-free parking for you and your guests. Moreover, its excellent location offers easy access to St Ives and the surrounding coastline, inviting you to explore the plethora of coastal walks and scenic beauty that this area has to offer. It's worth noting that this property benefits from the H2 policy, meaning it must be used as a primary residence. This ensures a close-knit community and further enhances the sense of belonging within this remarkable development. Don't miss your chance to make this exceptional property your own. With its impeccable design, fantastic views, and ideal location, it presents an opportunity for a truly extraordinary coastal lifestyle. Contact us now to arrange a viewing and embark on a new chapter in your dream home.

ENTRANCE HALLWAY

Bespoke staircase rising to the first floor and with storage under for coats, shoes etc. Solid oak doors to the 2 bedrooms and bathroom

BEDROOM ONE 11' 8" x 11' 0" (3.55m x 3.35m)

Great sized double bedroom, carpeted, window to the front with deep sill, ample power points, TV point, large built in wardrobes with automatic lighting, mood LED lighting with control panel, door to

EN-SUITE

Attractive patterned tiled flooring, automatic plinth level lighting, Villeroy and Boch sanitary ware with large walk in shower with thermostatically controlled mains fed shower inset with rainfall head and detachable, wall mounted wash hand basin and enclosed WC. Fully tiled walls with white metro tiling, stainless steel heated towel rail

BEDROOM TWO 15' 5" x 8' 4" (4.71m x 2.54m)

Another spacious bedroom, fully carpeted, great sized fitted wardrobes giving ample storage, power points, TV point and ambient LED lighting with controls, window to the front with deep sill

BATHROOM

Luxurious bathroom with all Villeroy and Boch white sanitary ware including large panelled bath with overhead thermostatically controlled mains fed shower, wall hung wash hand basin, enclosed WC, fully tiled walls with metro style tiling, LED touch sensor fitted wall mirror

FIRST FLOOR

LOUNGE / DINER 28' 4" x 17' 9" (8.64m x 5.41m)

Stunning room with imported oak cushion flooring. Being bathed in light from the multiple windows, from the front offering fine views over towards Godrevy Lighthouse and the coastline beyond, there is a huge amount of room for large furniture including dining table and associated eating, sofa. Ample power points, TV points, French doors to the rear opening out to a surprisingly expansive composite decked terrace.

PARKING

There are 2 designated parking places

SERVICES

Mains metered water, mains drainage, air source heat pump with radiators in each room

EPC

B

COUNCIL TAX

D

TENURE

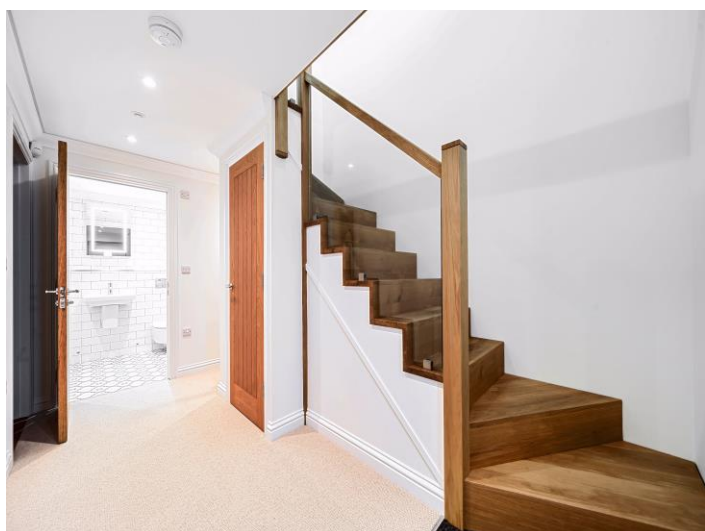
Freehold

ACCESS RIGHTS

The large tarmac area is owned by Chy-an-Gweal Farmhouse however Chy-an-Gweal Coach House and Chy-an-Gweal Farm Cottage have access rights over the land with 3rd costs for maintenance.

FLOOD RISK

Surface Water - Very Low Risk Sea and River - Very Low Risk

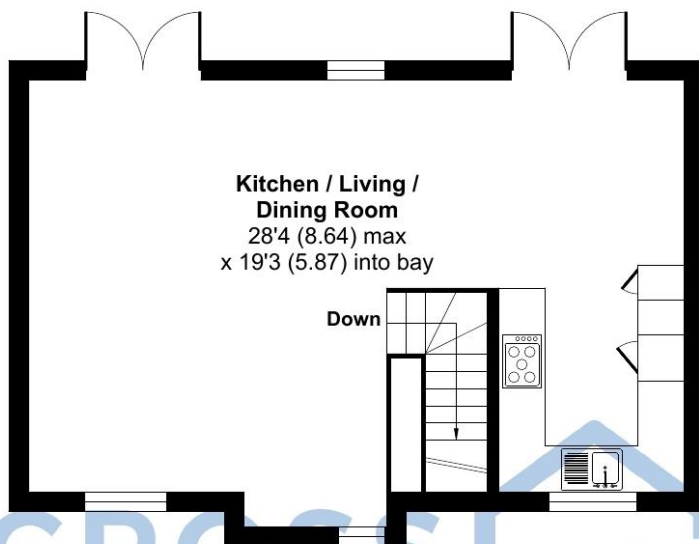




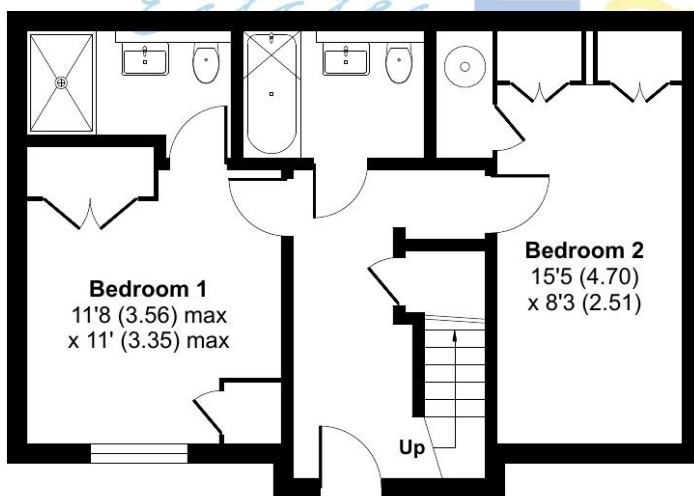
St. Ives Road, Carbis Bay, St. Ives, TR26

Approximate Area = 1033 sq ft / 95.9 sq m

For identification only - Not to scale



CHY AN GWEAL COACHHOUSE FIRST FLOOR



CHY AN GWEAL COACHHOUSE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cross Estates Limited. REF: 1076970

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