



Trendreath House



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Lelant, St. Ives, Cornwall, TR26 3EG

Beach 1 Mile Carbis Bay 2 Miles Hayle 2 miles Penzance 6 Miles

A beautifully renovated 4 bedroom home that provides elegant, modern living at its finest.

- Grade II Listed
- Garden
- Master En-Suite
- 3 Bathrooms
- Freehold
- 4 Bedrooms
- Quality Finish
- Stunning Kitchen
- Parking
- Council Tax Band C

Guide Price £795,000

SITUATION

Lelant is positioned between the popular seaside destination of Carbis Bay and Hayle, enjoying direct access to Porthkidney Sands and the natural harbour of Hayle estuary, and is within walking distance of St.Ives.

Surrounding St.Ives is a circle of magnificent beaches, each with a character of their own. Porthmeor Beach with the world famous Tate Gallery faces the Atlantic Ocean and is a favourite with surfers, whilst the beaches facing onto St Ives Bay are loved by families. The area also offers a wide range of leisure facilities including water sports and coastal walks whilst the challenging West Cornwall Golf Club overlooking the estuary is less than a mile away.

St Ives itself has a maze of narrow streets lined by fishermen's cottages together with an eclectic range of shops, restaurants and galleries. The picturesque granite harbour is of course a focal point for many, complete with local fishing boats that still moor alongside the pier and has its own sandy beach.

A scenic branch line links Carbis Bay and St Ives with the main London to Penzance line at nearby St Erth.



THE PROPERTY

Completely renovated in 2022, Trendreath House is a fine example of a traditional home blended with modern high-quality finishes. Trendreath House presents as an exquisite family home that offers well-proportioned accommodation over two floors impeccably presented to the highest standard.

Approached through a central front door into a light and airy hallway leading to all principal rooms on the ground floor.

The ground floor accommodation in brief: Traditional entrance hallway, sitting room, full depth dual aspect drawing room, store/office, family shower room, impressive vaulted kitchen and dining room with doors to the south-facing garden.

An elegant Georgian style staircase rises to a large, light and open landing off which all bedrooms are accessed.

The first floor offers in brief: Master bedroom en suite, three further double bedrooms and a family bathroom.

OUTSIDE

The property is accessed through a gated entrance that opens into a gravel driveway, providing parking for 4 to 5 cars. From the driveway, a gravel path leads to the lawn garden, bordered by fencing, a granite stone wall, and mature hedges, plants, and trees. The path also leads to a raised sun terrace, perfect for sunbathing or alfresco dining. Additionally, there is an outdoor tap and shower.

SERVICES

Mains Water, electricity and drainage.

Gas fired central heating.

EE, O2 & Vodaphone service limited (Ofcom)

Superfast Broadband available (Ofcom)

VIEWINGS

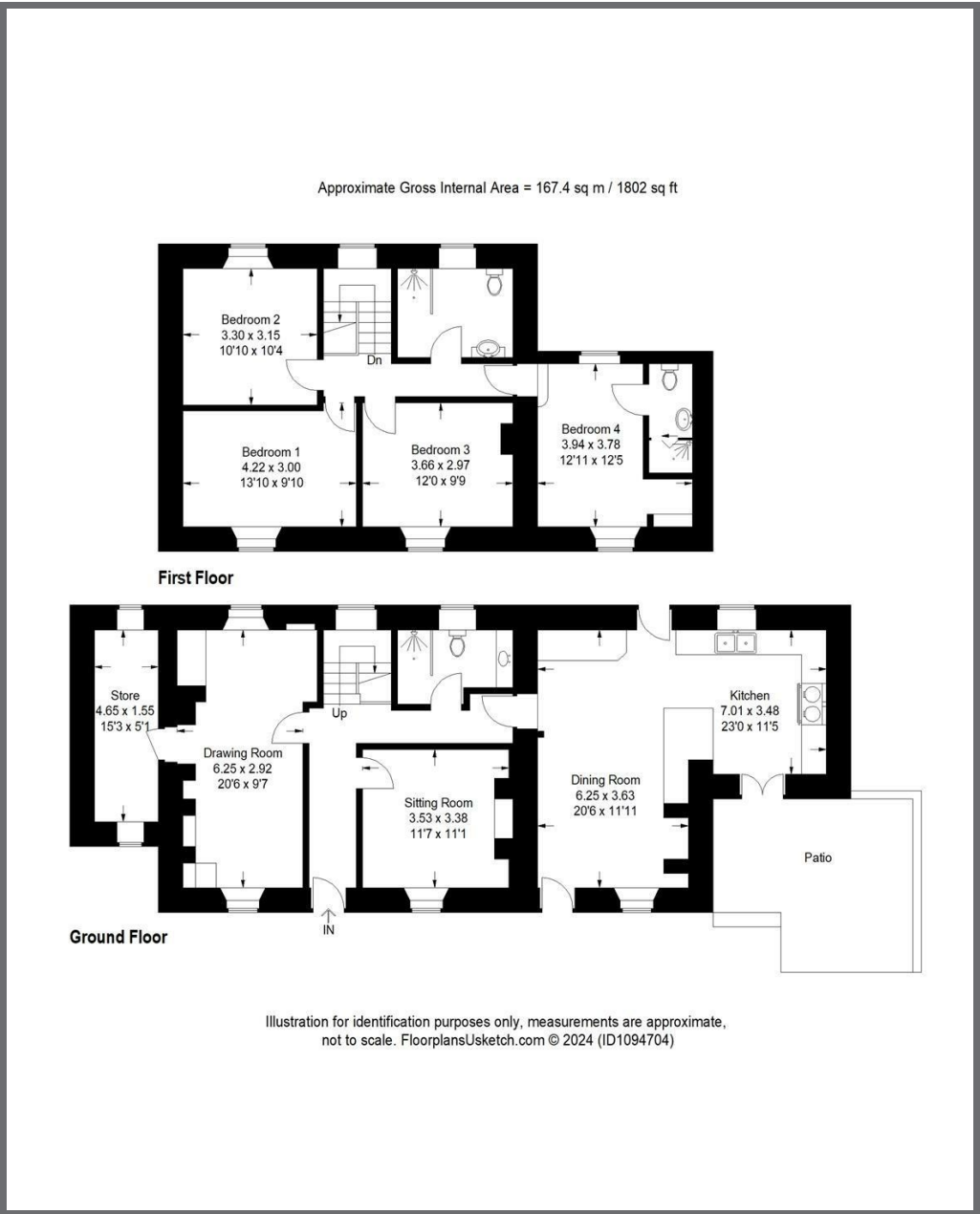
Strictly by prior appointment with Stags' Truro Office on 01872 264488.

DIRECTIONS

Travelling westbound at the roundabout at the end of the Hayle by-pass, take A3074 towards St Ives. Drive down the hill to the next roundabout and go straight over. At the next two roundabouts continue to follow the A3074 towards St Ives and Trendreath House will be seen on the right-hand side after about a further 200 yards.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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