



Gwel Marten  
Headland Road  
Carbis Bay  
TR26 2PB

Asking Price £925,000

- LARGE PENTHOUSE APARTMENT
- STUNNING VIEWS
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- 3 BALCONIES
- PRIVATE COVERED PARKING
- COMMUNAL GARDEN
- NO CHAIN
- EPC - D57
- VIEWING IS A MUST!!!



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - E

Floor Area - 1657.64 sq ft



### THE LOCAL AREA

Carbis Bay is known as the undiscovered jewel in the crown of Cornwall. Located just 2 miles away from St Ives, a holiday destination famed for award winning beaches, maze of cobbled streets and picturesque harbourside. Carbis Bay offers quality restaurants, a local pub along with the well known Carbis Bay Hotel and fine dining restaurant of the Ugly Butterfly located above the golden sandy beach which offers stunning views out into the bay and across to the North cliffs of Hayle, Godrevy lighthouse and up to Trevoze Head. Carbis Bay also enjoys its own branch line train station which links into St Ives via one of the country's most picturesque branch lines. It also links onto the main line service to London Paddington and the Home Counties via St Erth. The A30 is just 3 miles away and links into all the major market towns of Cornwall along with the Cathedral city of Truro.

### THE APARTMENT

Located within a very sought after development. This penthouse apartment offers some of the finest views of St Ives Bay, from Carbis Bay beach around the coastline taking in Hawkes Point and across to St Ives and St Nicholas Church on The Island and then around to Godrevy Lighthouse and beyond to Trevoze Head and taking in the coastline at Godrevy and Gwithian.

Internally the extremely large, spacious, light and airy accommodation offers 2 reception rooms both giving access onto the balconies overlooking the bay. There are 3 double bedrooms with the master bedroom offering a large en suite bathroom. The fitted kitchen looks through to the dining room. From the large reception hallway is access onto the rear balcony which provides a real sun trap along with a high degree of privacy. There are communal gardens along with a private covered parking space. A viewing is a must.

### ENTRANCE

Communal stairs rising to the upper landing area where the double glazed front door with obscure picture windows to either side opens into:

### RECEPTION HALLWAY

This large reception hallway is very light and airy. There are double glazed windows to either side. Carpet. Night storage heater. Airing cupboard. Storage cupboard and cloaks cupboard. Doors opening into:

### BEDROOM

11'8" x 10'11" (3.56 x 3.33)

Carpet. Night storage heater. Double glazed window to the front aspect.

### BEDROOM

13'2" x 10'8" (4.01 x 3.25)

Carpet. Night storage heater. Double glazed window to the front aspect. Built in wardrobes offering hanging space and shelving with sliding doors.

### MASTER BEDROOM

13'9" x 12'11" (4.19 x 3.94)

Carpet. Night storage. Double glazed window to the front aspect. Fitted wardrobes offering hanging space and shelving with sliding doors. Doorway with glass block walling to either side leading into:

### ENSUITE BATHROOM

11'1" x 6'11" (3.38 x 2.11)

Tiled flooring. Dual flush low level WC.. Bidet. Vanity hand wash basin set into a unit with vanity cupboards below and vanity mirror above. Three-quarter size bath with mains-fed shower above. Wall mounted heater. Full tiled surrounds and splashbacks incorporating a full width mirror.

### FAMILY BATHROOM

Panel bath with mixer tap above. Vanity basin set in a unit with vanity cupboard below. Dual flush low level WC. Heated towel rail. Shower cubicle with electric shower above and tiled splashbacks. Full tiled surrounds incorporating a full width vanity mirror.

Returning to the reception hall, doorway opening into:

### KITCHEN

17'3" x 8'8" (5.26 x 2.64)

Vinyl flooring. Range of base level units and drawers incorporating a dishwasher, washing machine and freezer. Offering rolled edge worksurfaces above with an integrated 1 1/4 stainless steel sink drainer with mixer tap above and tiled splashbacks. Eye level units. Integrated fridge freezer. Recess housing a Smeg electrical cooker oven with tiled splashbacks and an extractor fan above. Further base level units and drawers. Opening looking through onto the dining room along with being able to look out into the bay of St Ives. Doorway into:

### DINING ROOM

17'4" x 11'2" (5.28 x 3.4)

Carpet. Night storage heater. Sliding double glazed patio doors giving access onto the balcony and offering the stunning views into the bay of St Ives and across to Godrevy lighthouse. Double opening doors into:

### LIVING ROOM

19'3" x 17'2" (5.87 x 5.23)

Carpet. Night storage heater. Feature fireplace. with tiled hearth and wooden surrounds and mantle above. Sliding double glazed patio doors giving access onto the balcony and offering the stunning views into the bay of St Ives.

### BALCONY

35'0" x 7'3" (10.67 x 2.21)

Accessed via the living room or dining room. The balcony is loosely



divided into two areas and offers stainless steel supports with glass inserts making the most of the stunning views out across Carbis Bay beach around towards St Ives, Godrevy lighthouse, Gwithian and Godrevy.

#### **FRONT BALCONY**

11'11" x 11'10" (3.63 x 3.61)

Accessed via the double glazed obscure door from the reception hall. This balcony creates a real sun trap and offers a high degree of privacy.

#### **COVERED PARKING SPACE**

The parking space is identified by the flat number.

#### **COMMUNAL GARDENS**

To the rear of the building is a communal garden area where you are able to take in the views or just sit back and enjoy those lazy summer afternoons.

#### **LEASE DETAILS**

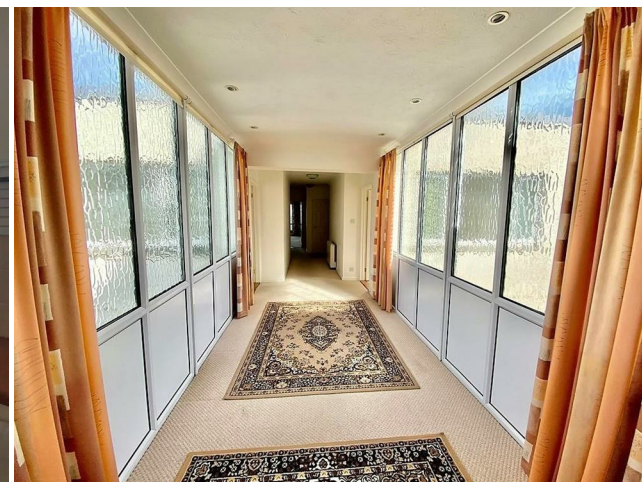
The lease has approximately 985 years remaining of a 999 year lease. The ground rent is currently set at £20 per annum and the service charge is set at £3,276.00 per annum.

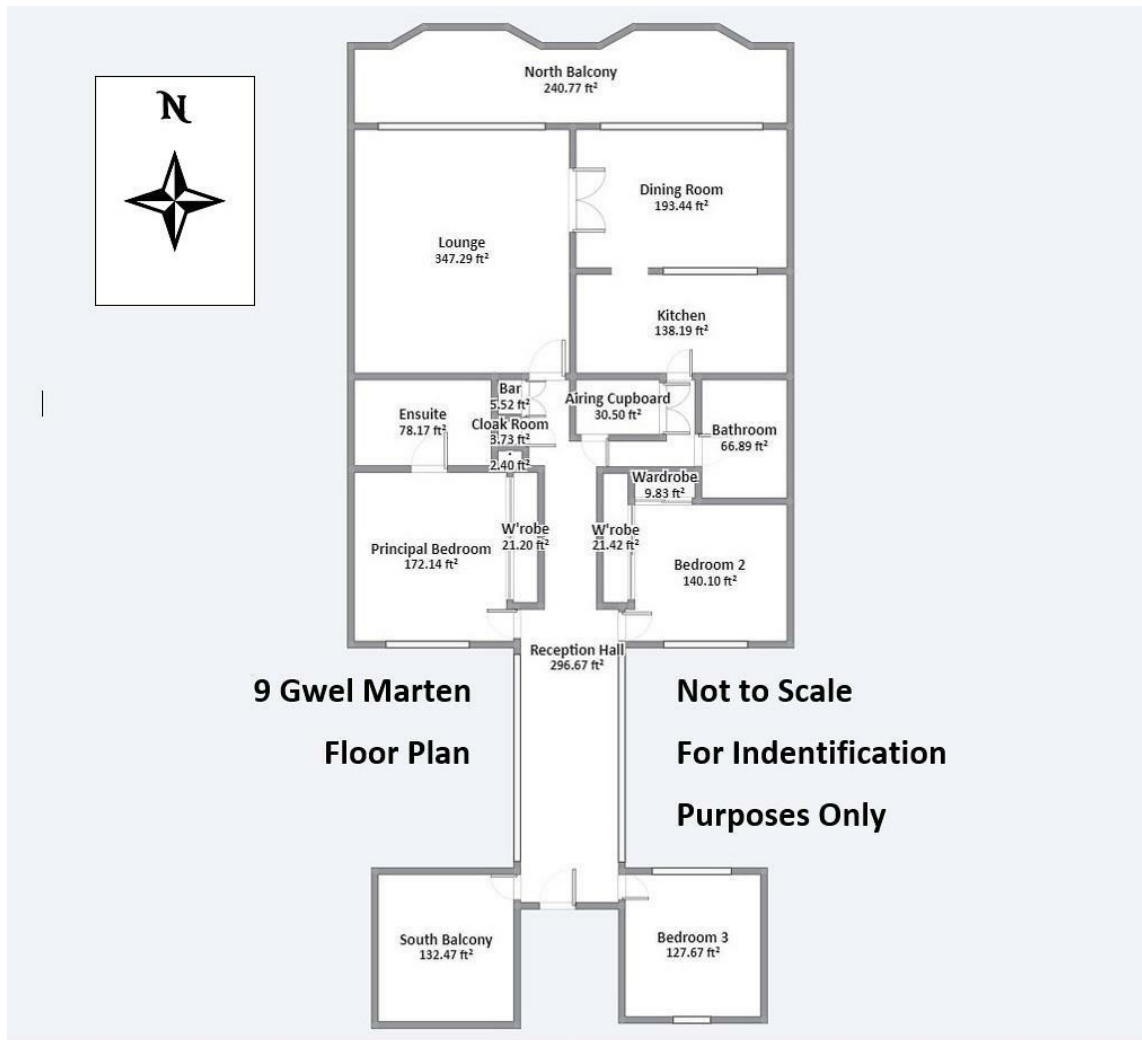
#### **COUNCIL TAX**

Band D

#### **VIEWING.**

By appointment only. We also offer online viewings via a video call. Call today to arrange your viewing.





**9 Gwel Marten**  
TOTAL APPROX. FLOOR AREA 1641 SQ. FT. (152.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

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## Valuation Request

