



 **Millerson**
Select

Ocean View Parc Owles

St Ives

Asking Price £2,195,000

Ocean View Parc Owles

St Ives

- ARCHITECT DESIGN HOUSE
- 180 DEGREE VIEWS OF BAY
- 4 BEDROOMS
- 3 BATHROOMS(2 ENSUITE)
- 2 LARGE BALCONIES
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING
- STUNNING LOCATION
- VIEWING ADVISED

This architect design home offers stunning views into St Ives bay taking in the full vista from Carbis Bay beach across to Godrevy lighthouse and beyond to Trevoise Head. Offering two large balconies to the front taking in the stunning views. Set over three floors the property offers 4 bedrooms, 3 bathrooms(2ensuites). Large Kitchen breakfast room and a large lounge dining room. Double garage ample parking Enclosed garden to the rear. Viewing is advised.







The Location & Property

Introducing a luxurious architect-designed home located in one of Carbis Bay's most sought-after areas, nestled within a tranquil no-through road. This residence stands as a testament to pioneering architectural design in the region, being one of the first of its style. Meticulously constructed to the highest standards, it offers a lifestyle of modern contemporary living spread across three floors, providing an unparalleled panoramic view spanning 180 degrees into St Ives Bay.

From Carbis Bay beach to Godrevy lighthouse and Trevoise Head in the distance, the breathtaking views are a defining feature of this exceptional property. The kitchen breakfast room serves as a focal point for family gatherings, featuring sliding patio doors that lead onto one of the expansive balconies, allowing residents to soak in the stunning coastal vistas.

The residence comprises four bedrooms, two of which are ensuite, providing both comfort and convenience. A well-appointed family bathroom adds to the overall luxury and functionality of the home. The living space, strategically located on the third floor, offers access to the front balcony, providing an ideal vantage point to appreciate the mesmerizing views. Furthermore, access to the enclosed rear garden offers a sense of privacy, creating a sunlit retreat or an ideal space for alfresco dining, with a side view of the sea.

Parking is a breeze with a driveway that accommodates up to four cars, supplemented by a double garage. This residence seamlessly combines elegance, innovation, and comfort, making it an exceptional choice for those seeking an elevated living experience in Carbis Bay. Arrange a viewing to immerse yourself in the sophistication and tranquillity that this property has to offer.

Entrance

From the driveway parking area are steps to the side of the property which also lead into the rear garden along with giving access to the composite front door with a double glazed central pane with double glazed picture window to the side opening into:

Reception Hall

A light and airy hall offering carpeted turning stairs with glazed balustrade to the side leading up into the living space and carpeted turning stairs leading down to the ground floor. The reception hall offers a shelved storage cupboard. Integrated ceiling spotlights, hard wired smoke alarm and doors opening into:

Kitchen Breakfast Room

21'07 x 11'08 (6.58m x 3.56m)

A stunning kitchen offering a stunning view out into St Ives bay from Carbis Bay beach around to Godrevy lighthouse and Trevoise head in the distance. Radiator. Sliding double glazed patio doors with picture windows to the side opening onto the balcony. Fitted floor to ceiling units incorporating a fridge freezer. Eye level oven with combi microwave above with cupboards above and below. Base level units and drawers offering stone worksurfaces above incorporating an AEG 5 ring gas hob with an extractor fan above. Integrated 1 1/4 stainless steel sink drainer with mixer tap above. Obscure double glazed window to the side aspect. Integrated ceiling spotlights. Hardwired smoke alarm. Door into:

Utility Room

6'06 x 5'05 (1.98m x 1.65m)

Radiator. Base level units offering rolled edge worksurfaces above with recess and plumbing below for a dishwasher. Integrated stainless steel sink drainer with tiled splashbacks. Eye level units. Integrated ceiling spotlights. Extractor fan.



Balcony

23'00 x 7'5 (7.01m x 2.26m)

Accessed from the patio doors the balcony offers stunning views out into the bay from Carbis Bay beach around to Godrevy lighthouse. Offering composite decking and enclosed by clear glazed surrounds, the balcony creates the ideal area for Alfresco dining or to enjoy those lazy Sunday morning brunches.

Returning to the reception hall are further doors opening into:

Bathroom

Dual flush low level W/c with a concealed cistern. Roca vanity basin set into a vanity unit with drawers below. Shower with glazed surrounds and glazed door with a rainfall shower head above and a separate shower hand attachment. Panel bath with central mixer tap above. Tiled surrounds and splashbacks. Radiator. Integrated ceiling spotlights. Extractor fan.

Separate W/c

Dual flush low level W/c with a concealed cistern. Slimline vanity basin set into a vanity unit with cupboard below and tiled splashbacks. Radiator. Integrated ceiling spotlights. Extractor fan.

Bedroom

14'02 x 11'04 (4.32m x 3.45m)

Carpet. Radiator. Obscure double glazed window to the side aspect. Double glazed picture window to the rear aspect. Fitted wardrobe.. Door opening into:

Ensuite

Roca vanity basin set into a vanity unit with drawers below and tiled splashbacks above along with a vanity mirror above with sensor light. Dual flush low level W/c . Double sized shower tray with glazed screen to side and rainfall shower above and tiled splashbacks. Radiator. Obscure double glazed window to the side aspect. Integrated ceiling spot lights. Extractor fan.

Bedroom

12'03 x 9'10 (3.73m x 3.00m)

Carpet. Radiator. Double glazed window to the side aspect

and a double glazed picture window to the rear aspect. Fitted mirrored fronted wardrobe.

From the reception hall are carpeted stairs with integrated lights set into the wall leading down to:

Lower Landiing

Carpet. Understairs storage cupboard door accessing into the double garage and door opening into:

Bedroom

13'06 x 11'00 (4.11m x 3.35m)

Carpet. Radiator. Fitted wardrobe. Built in storage cupboard. Integrated ceiling spotlights. Door into:

Ensuite

Dual flush low level W/c with a concealed cistern. Roca vanity basin set into a unit with vanity drawers below and tiled splashbacks above. Corner shower with glazed surrounds and glazed door and tiled splashbacks. Ladder towel rail. Extractor.

Heading back up to the reception hall are carpeted turning stairs with glass balustrade to side and a brushed steel handrail. Integrated lights set into the wall. The stairs lead up into:

Open Plan Lounge Dining Room

28'02 x 21'06 (8.59m x 6.55m)

Offering a stunning view out into the bay of St Ives along with taking in the full 180 degree view from Carbis Bay Beach around to Godrevy lighthouse and beyond to Trevoze Head. The room offers glass balustrade around the stairwell. 2 x radiators. Sliding patio doors giving access onto the large balcony with picture windows to either side. Obscure double glazed window to the side aspect. Sliding patio doors to the rear giving access onto the rear garden. Integrated ceiling spotlights.

Balcony

27'01 x 12' 08 (8.26m x 3.66m 2.44m)

Composite decking. Glazed surrounds ensuring the stunning view is not interrupted. Looking into the St Ives bay and taking in the full 180 degree vista from Carbis Bay beach around to Godrevy lighthouse and beyond to Trevoze head.

From the open plan lounge dining room is access into:

Bedroom/Office

14'05 x 8'05 (4.39m x 2.57m)

Carpet. Radiator. Double aspect double glazed windows to the side and rear aspect. Integrated ceiling spotlights.

Outside

To the front of the property is ample driveway parking for up to 4 cars to the side of the driveway are raised flowerbeds along with steps leading up to the front door along with giving access into the rear garden. The driveway gives access into:

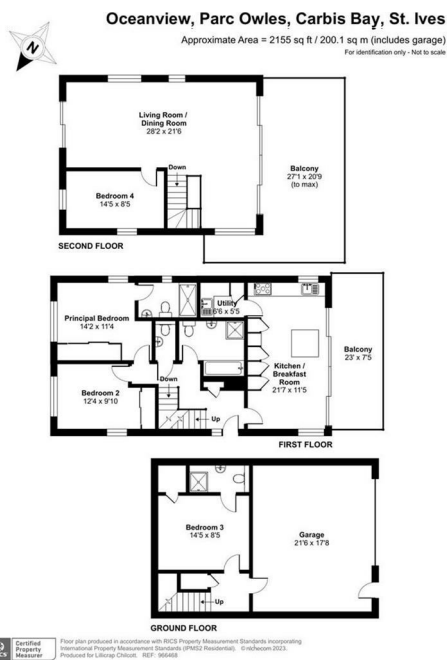
Double Garage

21'06 x 17'08 (6.55m x 5.38m)

Electric up and over door with a courtesy door to the side. Plumbing for a washing machine. Fitted storage cupboards.

Outside Cont'd

The rear garden can be accessed via the steps leading up to the side of the house or from the sliding patio doors to the rear of the open plan lounge dining room. Creating a Mediterranean feel. Immediately out from the patio doors is a composite decking area creating the ideal Alfresco dining area. With a low maintenance slate chipping garden beyond incorporating mature Palm tree and shrubs. There are steps leading down into a sunken garden area which offers artificial grass and access onto the side steps leading back to the front of the property. Further composite decking area creating the ideal sunbathing area along with a fitted bench and offers a lovely view to the side of the house looking out into the bay.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	83	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE
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