

Headland House Hotel, Headland Road Carbis Bay, TR26 2NS

ADLAND HOUSE
ENTRANCE
&
CARPARK







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Nestled on the picturesque Headland Road in Carbis Bay, St. Ives, this remarkable semi-detached house presents an exceptional opportunity for those seeking a lifestyle change or a splendid family home. With breathtaking views of St Ives Bay, this stunning guest house is just a short stroll from the beautiful Carbis Bay beach, making it an ideal location for both relaxation and recreation.

The property boasts an impressive nine ensuite bedrooms, each designed to provide comfort and privacy. The spacious layout includes three reception rooms, offering ample space for entertaining guests or enjoying quiet family time. The dining room, sitting room, and a delightful conservatory create a warm and inviting atmosphere, perfect for both casual gatherings and formal occasions.

Quality is evident throughout the property, with thoughtful design and attention to detail in every corner. The property is complemented by driveway parking, ensuring convenience for residents and visitors alike. The gardens to the front and rear of the house provide a serene outdoor space, ideal for enjoying the stunning coastal views and the fresh sea air.

Whether you are looking to invest in a thriving guest house or seeking a luxurious family residence, this property is a rare find. With its prime location, exquisite features, and the charm of St Ives, this home truly offers a unique lifestyle opportunity. Do not miss the chance to make this stunning property your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price- £1,150,000

Location

Carbis Bay, located near St Ives in Cornwall, is a picturesque seaside village known for its stunning crescent-shaped beach with golden sands and clear, calm waters. The area is perfect for families and those seeking tranquility, offering activities like paddle boarding and swimming. Carbis Bay gained international recognition when it hosted the G7 Summit in 2021. The South West Coast Path runs through the village, providing scenic walks to nearby attractions. Carbis Bay offers an excellent and well renowned junior school along with a number of quality restaurants and pub. There is a local Tesco supermarket. The internationally renowned Carbis Bay Hotel is located directly above the beach and now incorporates the famed Ugly Butterfly restaurant.

Accommodation

The property is currently run as a very successful boutique hotel. Run by our clients and offering stunning views out into St Ives, the property can continue running as a hotel or could become a stunning family home with a separate annex or letting rooms. The accomodation comprises of
Entrance Hall

Reception Hall

Snug

Dining room leading into the conservatory

Kitchen

9 Ensuite bedrooms - 2 set within the rear annex

Raised decking and gardens

Parking

To the front of the property is a graveled parking area for 4 to 5 cars

Outside

From the driveway are steps leading up onto a lawn garden which is bordered by mature hedging and fencing. With steps leading up onto a raised decked area providing the ideal space for Alfresco dining or just to sit back and relax and enjoy those lazy summer afternoons. From the decking area is a lovely view out across Carbis Bay and back into St Ives and out across St Ives Bay.

Services

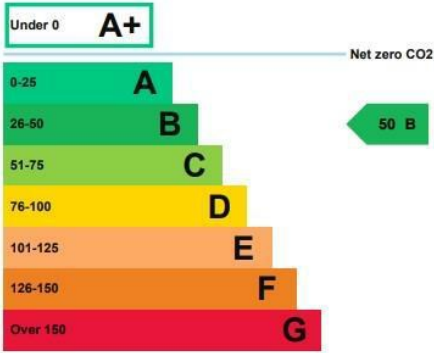
Mains Electric, Gas, Water and Drainage.





Energy rating and score

This property's energy rating is B.



Agents Note

Please be aware that the property is currently run as a busy and successful hotel so at times of viewings all rooms may not be available to be viewed. The property is currently rated as a commercial property and planning for residential use will need to be applied for.

Council Tax Band

As this is a business premises currently only business rates are payable.

What3Words

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Anti Money Laundering Regulations – Purchasers

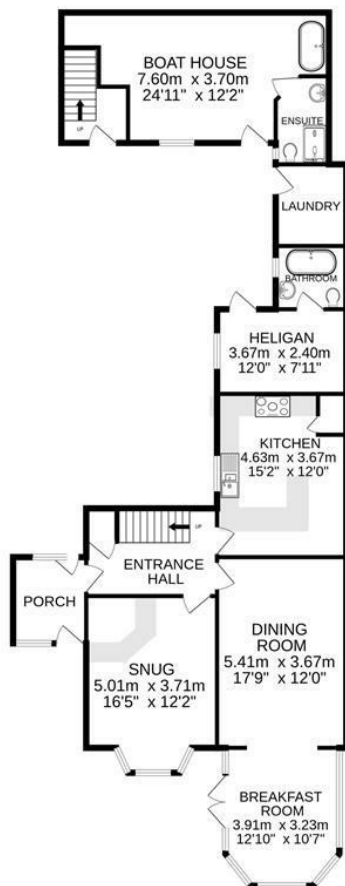
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

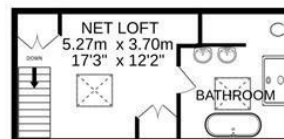
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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