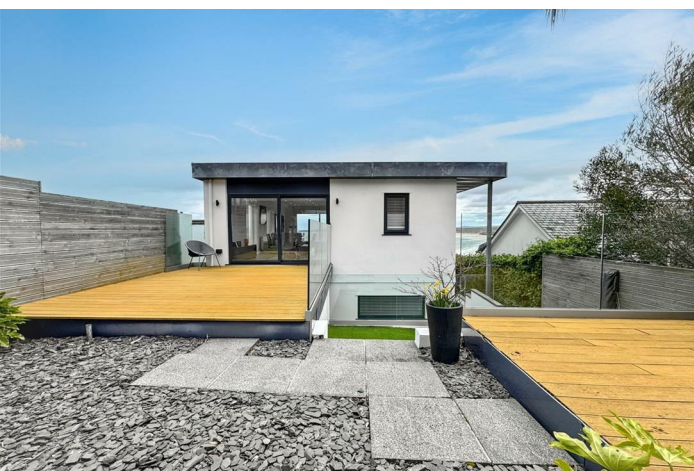




Ocean View Parc Owles
St. Ives, TR26 2RE







Ocean View Parc Owles St. Ives, TR26 2RE

Nestled in the picturesque Parc Owles, Carbis Bay, this exquisite detached house offers a unique blend of modern architecture and stunning natural beauty. With four spacious bedrooms and three well-appointed bathrooms, this home is perfect for families or those seeking a serene retreat.

As you enter, the feel of quality and space for relaxation and entertaining is forthcoming. The design of the home has been thoughtfully crafted to maximise the breathtaking views of St Ives Bay and the iconic Godrevy Lighthouse and beyond to Trevoze Head in the distance, which can be enjoyed from the comfort of your own living space, kitchen and balconies

The property boasts two large balconies, ideal for soaking up the sun or enjoying al fresco dining while taking in the spectacular coastal scenery. The outdoor spaces are perfect for both quiet moments and lively gatherings with friends and family.

For your convenience, the home includes driveway parking and a double garage, ensuring that you have plenty of space for vehicles and storage. This property is not just a house; it is a lifestyle choice, offering a harmonious blend of comfort, style, and stunning views in one of Cornwall's most sought-after locations.

Whether you are looking for a permanent residence or a holiday home, this architect-designed gem in Carbis Bay is sure to impress. Don't miss the opportunity to make this remarkable property your own.



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Guide Price- £1,850,000

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.

The 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 Trevoze 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.

Accommodation

- Entrance Hall
- Kitchen Breakfast Room
- Balcony
- Utility Room
- Bathroom
- Separate W/c
- Bedroom (Ensuite)
- Bedroom
- Bedroom (Ensuite)
- Open Plan Lounge Dining Room
- Balcony
- Bedroom/Office

Double Garage

21'06 x 17'08





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Parking

Brique driveway offering parking for 3 cars

Outside

To the front of the property is ample driveway parking for 3 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 the double garage. 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.

Services

Mains electric, water, drainage

Council Tax Band F**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.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Whats3Words

Oceanview, Parc Owles, Carbis Bay, St. Ives

Approximate Area = 2155 sq ft / 200.1 sq m (includes garage)

For identification only - Not to scale



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