

Trelismore, St. Ives Road  
Carbis Bay, TR26 2SX











# Trelismore, St. Ives Road Carbis Bay, TR26 2SX

This delightful detached family home has been beautifully refurbished to provide a modern and inviting living space. With three well-proportioned bedrooms and two reception rooms, this property is perfect for families seeking comfort and style.

As you enter, you are greeted by a light and airy open-plan kitchen and dining room, which seamlessly flows into a conservatory. This lovely space overlooks the enclosed rear garden, allowing for a tranquil view while enjoying meals or entertaining guests. The living room, which faces the large front patio, is an ideal spot to bask in the morning summer sun, creating a warm and welcoming atmosphere.

The property boasts three double bedrooms, with the two front-facing rooms offering delightful distant views towards Lelant and Connor Downs, adding a touch of scenic beauty to your everyday life. The rear garden is a true highlight, featuring a well-maintained lawn and a raised sun terrace, perfect for alfresco dining or simply unwinding with your favourite drink.

Additionally, the property includes parking for one car at the rear, ensuring convenience for residents. This home is not just a place to live; it is a sanctuary where you can create lasting memories with family and friends. With its prime location and thoughtful design, this property is a must-see for anyone looking to settle in the Carbis Bay area.



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**Guide Price £499,950**

**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**

Entrance  
Reception Hall  
Living Room  
Dining Room

Conservatory

Kitchen

3 double bedrooms

Family bathroom

**Parking**

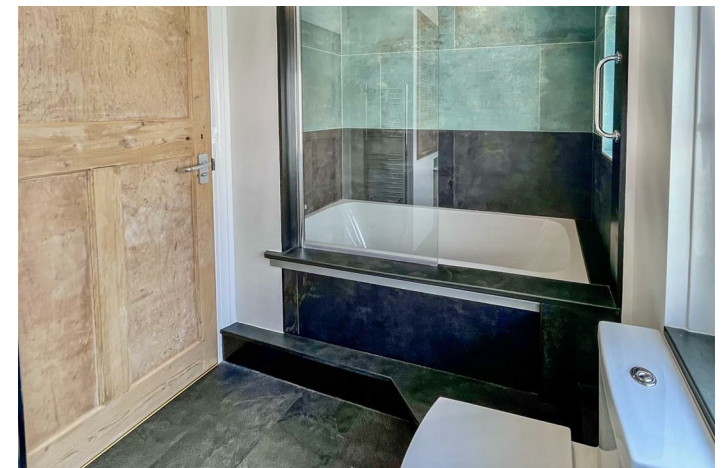
To the rear of the property is parking for one car. The parking space is accessed by driving through the car park of Trevoze House apartments.

**Outside**

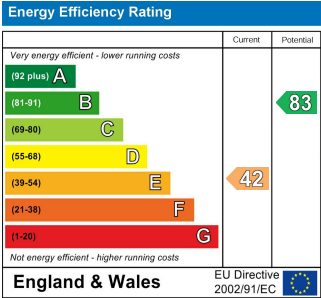
To the front of the property there is gated access with steps leading up to the front door. To the front of the property is a large paved garden creating an ideal sunbathing area or area just to sit back and enjoy the morning sun. To the rear, the garden is accessed via the conservatory or door leading from the kitchen. The rear garden offers a raised lawn area and to the side is a raised sun terrace that is a real sun trap and creates the ideal Alfresco dining area or area just to sit back and enjoy your favorite tipple. Path way leading to the rear gate accessing onto the parking area. To the rear of the garden is a good size garden shed.

**Services**

Mains Gas, Electric, Water and Drainage









**Rights of Way**

Our client has informed us that the property has a right of way across the car park of Trevoise House apartments that gives access to the rear parking space.

**Council Tax Band- D****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.

**Broadband & Mobile Phone Coverage**

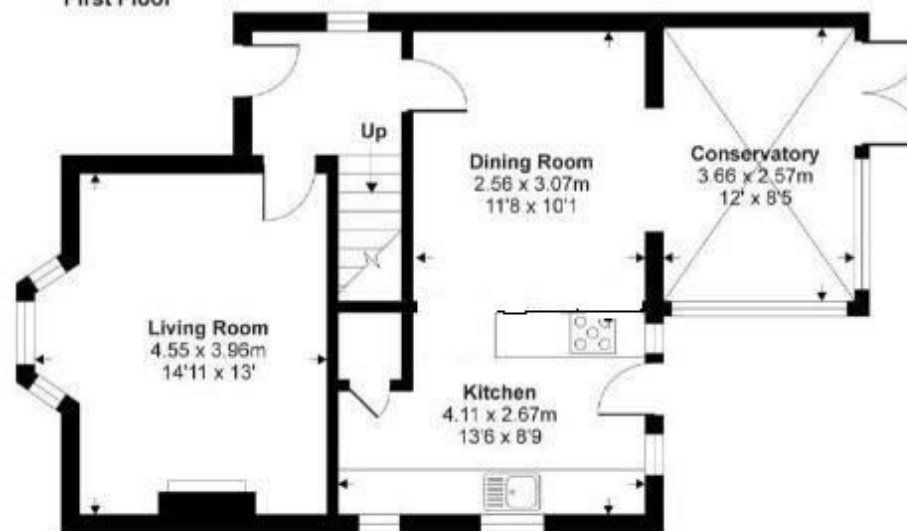
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>







First Floor



Ground Floor

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



