

STEEPLE LODGE, WHEAL SPEED

Carbis Bay, St. Ives, TR26 2QW

Price: £1,100,000



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Some homes simply have that special feeling from the moment you arrive, and Steeple Lodge is undoubtedly one of them. Perched in an elevated position within the ever-popular coastal village of Carbis Bay, this exceptional five-bedroom detached home enjoys breath-taking panoramic views across the village and the stunning sweep of St Ives Bay. Beautifully designed with modern family living in mind, the spacious reverse-level layout makes the very most of its spectacular setting, with an impressive open-plan living space flowing effortlessly onto a generous balcony through bi-fold doors – the perfect place to relax, entertain or simply watch the changing colours of the sea. Outside, landscaped gardens, extensive parking and a substantial storage building add to the appeal, while previously approved planning permission for a one-bedroom annexe (now lapsed) offers exciting future potential. Built with energy efficiency at its heart, incorporating underfloor heating, air source heat pumps and high-quality aluminium windows and doors, this is a home that effortlessly combines style, comfort and practicality. Whether you're searching for a forever family home, a luxurious coastal retreat or a property with scope to evolve with your lifestyle, Steeple Lodge is a truly special opportunity. Viewing is highly recommended to appreciate the outstanding views, generous accommodation and enviable location.



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LOCATION

Steeple Lodge occupies a superb position on the edge of the sought-after Carninney Lane in the ever-popular coastal village of Carbis Bay. Sitting proudly on an extensive corner plot, the property enjoys breathtaking far-reaching views across St Ives Bay and the stunning north Cornish coastline, creating an exceptional backdrop to everyday living. Carbis Bay is one of West Cornwall's most desirable places to call home, renowned for its award-winning golden sandy beach, crystal-clear waters and relaxed coastal atmosphere. The area offers an excellent range of everyday amenities including local shops, cafés, restaurants and healthcare facilities, while families are well served by highly regarded primary and secondary schools nearby. For those who enjoy an active lifestyle, the South West Coast Path is just moments away, providing spectacular walks along the coastline, while the beautiful beach is perfect for swimming, paddleboarding and watersports. The picturesque harbour town of St Ives, famous for its independent boutiques, galleries, restaurants and vibrant arts scene, is within

comfortable walking distance or just a short journey by road or the scenic branch line railway. Excellent transport links connect Carbis Bay with Hayle, Penzance and the wider region, making it equally appealing as a permanent family home, a second home or an idyllic coastal retreat. Combining stunning scenery with everyday convenience, Carbis Bay offers an enviable lifestyle that continues to attract buyers from across the UK.

Front door leading into

ENTRANCE HALL

Ceramic, distressed wood effect tiled flooring, underfloor heating, power points, door to

UTILITY ROOM

Same ceramic tiled flooring, stainless steel one and a quarter sink unit and drainer, range of eye and base level units with granite worktops over, plumbing for washing machine, space for

dryer, ample power points, door to the side patio area and door to small plant room which houses all the heating equipment plus an ideal space for storage.

INNER HALLWAY

Carpeted and underfloor heating

BEDROOM THREE

Window to the side, power points, TV point, underfloor heating with own room thermostat control

BEDROOM FOUR

Window to the rear, power points, TV point, underfloor heating with own room thermostat, built in wardrobe housing hanging space and shelving

BEDROOM TWO

Window to the side, power points, TV point, underfloor heating with own room thermostat control

BEDROOM ONE

A super main bedroom with a window and doors opening out onto the lovely rear patio space, power points, TV point, underfloor heating with own room thermostat control, door to

EN-SUITE

Ceramic tiled floor and walls, close coupled WC, wall mounted wash hand basin, large walk in shower cubicle with mains connected shower inset, window to the rear, extractor fan

From the entrance hall stairs rising to a small half landing with some further steps to the right leading to bedroom five / office and to the left into the living room

BEDROOM FIVE / OFFICE

Window to the front with lovely views down over towards Hayle beach and Godrevy, ample power points, TV point, underfloor heating, further window to the side, telephone point

CLOAKROOM

Tiled flooring and tiling walls to half way, close coupled WC, small wash hand basin, extractor fan

LIVING ROOM / KITCHEN

What a stunning room, and certainly one of the best rooms we have seen in many years. With Karndean style wood flooring, large open vaulted ceiling with central beam, electric rain sensitive Velux windows, further windows to the side and amazing bi-fold doors opening out to the front large balcony and offering superb views down over the surrounding coastline, give this room superb light and the space is incredible. The kitchen is high quality and fitted with attractive ample quartz worktops and breakfast bar area, electric 5 ring induction hob with electric oven under and stainless steel extractor hood and fan over, Extensive range of base level cupboards and drawers, integrated fridge, freezer and dishwasher. Inset stainless steel sink unit with routed drainer within the quartz worktop. Ample power points, LED mood lighting,

OUTSIDE

One of the other lovely features of this property is the outside areas, these are all bordered by some amazing granite work with walls and tiered areas to the rear. The property is approached via large gravel driveway holding parking for around 5/6 vehicles comfortably. There is an inbuilt undercroft storage area with wooden doors this is under the balcony. There is gate access into a side patio / seating area which is a good size, in turn this leads around the rear of the property with the continuation of the patio. To the rear is a superb tiered granite area with gravel and lavender planting. To the rear is another patio seating area





with steps rising up to the balcony and the enclosed lawn garden area bordered by hedging. From the balcony the views are superb.

SERVICES

Mains drainage, mains electricity, mains gas and air source heating

EPC – C

Council Tax - F



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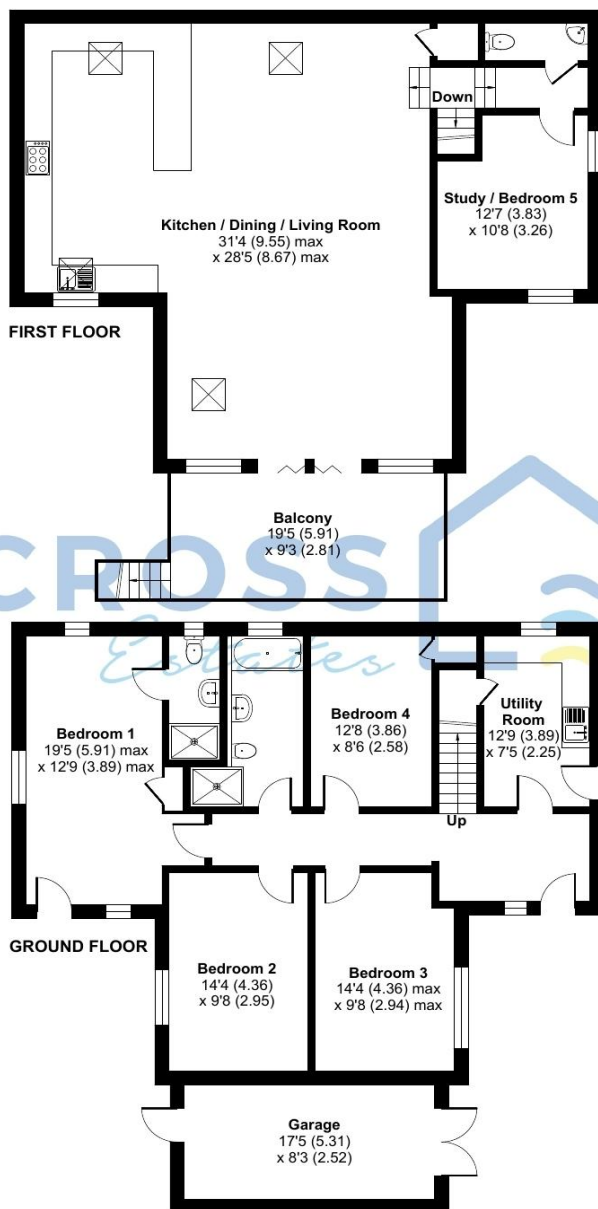
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Approximate Area = 1992 sq ft / 185 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 2136 sq ft / 198.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom2026. Produced for Cross Estates Limited. REF: 1499226

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