

SEVEN WINDS, 45 GWELANMOR ROAD

Carbis Bay, St. Ives, TR26 2JZ



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Price: £850,000

Nestled in an enviable position along Gwelanmor Road in Carbis Bay, one of the areas most well thought of roads and only a short walk down to Carbis Bay Beach is this stunning four double-bedroom home is a true gem, offering breath-taking sea and coastal views over St Ives Bay. From the comfort of your living space, enjoy picturesque vistas extending towards the harbour and up the coastline to the iconic Godrevy Lighthouse. This beautifully presented property boasts an abundance of natural light and features spacious, thoughtfully designed interiors that create a welcoming atmosphere. The generous layout ensures ample room for relaxation and entertaining, making it perfect for family living or hosting guests. Externally, the property is complemented by valuable off-road parking and a garage, providing convenience and ease. Step outside to discover a superb outdoor space that includes a large, sociable decked area—ideal for al fresco dining and enjoying the stunning surroundings. The well-tended enclosed gardens add to the charm and tranquillity, creating a peaceful retreat. This exceptional home is a must-see, and viewing is essential to fully appreciate all it has to offer. Don't miss the opportunity to make this coastal haven your own!



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Door into

KITCHEN 13' 6" x 14' 4" (4.11m x 4.38m)

This beautifully designed recently installed large kitchen offers a spacious and light atmosphere featuring an extensive array of eye and base level units complimented by generous oak worktop space atop. There is a good sized central island offering storage under and space for seating for casual dining again with oak worktop. Designed with practicality in mind, the kitchen accommodates a six ring gas range style hob and electric oven with extractor hood and fan over. A ceramic one and quarter sink unit and drainer with mixer taps over sits below a large UPVC double glazed window offering superb views over towards St Ives Bay. Space for a large 'American' style fridge freezer, plumbing for a dishwasher, complimentary tiling and ample power points, double glazed door and double glazed window to the utility room and door to cloakroom with further glazed door opening into the living room. 2 radiators and some further worktop space all compliment this room.

UTILITY ROOM 7' 5" x 6' 4" (2.26m x 1.92m)

UPVC double glazed window to the rear, tiled flooring, worktop space with plumbing for a washing machine and space for dryer under, power points, cloaks hanging space

WC / CLOAKROOM

Wall mounted wash hand basin, door to WC with close coupled WC, frosted UPVC double glazed window to the front, radiator

LIVING ROOM 25' 8" x 14' 4" (7.83m x 4.37m)

This generously sized living room exudes a sense of brightness and warmth featuring oak flooring, UPVC double glazed window to the rear that overlooks the spacious decked terrace offering those same super views. The room offers multiple power points, TV point and radiator while a charming wood burner sits on a granite plinth adding a cosy focal point. UPVC double glazed sliding doors leads into the conservatory allowing even more of those views to be enjoyed and light to come in. Door leads into the inner hallway.

CONSERVATORY 16' 2" x 7' 9" (4.92m x 2.36m)

This conservatory works extremely well as additional living space and as a link to the beautiful outside space. Offering glazing to three sides with pavilion style glass roof, double doors opening out to the deked area and superb sea and coastal views, radiator, power point

INNER HALLWAY

With stairs rising to the first floor, radiator and doors leading to:

BEDROOM 18' 6" x 9' 3" (5.64m x 2.83m)

Lovely light and good sized double bedroom with two Velux windows and a further UPVC double glazed window to the front with window shutters. power points and radiator

BEDROOM 12' 5" x 10' 6" (3.79m x 3.20m)

Another light, great sized double bedroom with UPVC double glazed window to the front with window shutters, built in wardrobes housing hanging space and shelving, radiator, power points

BEDROOM 10' 9" x 10' 11" (3.28m x 3.32m)

Once more, a good sized, light double bedroom with UPVC double glazed window to the front with window shutters, power points, radiator

FAMILY BATHROOM 8' 7" x 6' 5" (2.61m x 1.95m)

Tiled flooring and part tiled walls, UPVC double glazed opaque window to the side with window shutters, panelled bath with electric shower over and shower screen, close coupled WC, pedestal wash hand basin, stainless steel heated towel rail, radiator

WET ROOM

A great added room with fully tiled walls, walk in shower cubicle with mains connected shower, heated towel rail

FIRST FLOOR LANDING

Built in airing cupboard, doors to

BEDROOM 16' 3" x 9' 0" (4.95m x 2.74m)

The last of the four double bedrooms having built in wardrobe, storage under eaves, radiator, power points, UPVC double glazed window to the rear offering fabulous sea and coastal views over towards St Ives and up along the North Cornish Coast

BATHROOM 11' 11" x 8' 10" (3.62m x 2.68m)

Super bathroom with porcelain tiled floor and tiled walls, UPVC double glazed opaque window to the front, freestanding claw footed bath with central taps and shower attachment, close coupled WC, vanity style wash hand basin with storage under, old school style radiator with attached towel stainless steel towel rail, fitted wall mirror

OUTSIDE

The outside space and gardens are just as impressive as the interior. To the front there is a fore garden laid to lawn with mature hedging giving the front of the property a good degree of privacy. There is also off road parking for 2 vehicles comfortably in front of the garage with an EV charging point. Access around both sides of the property with water tap and hose space on one side, both leading to the rear. As we've mentioned before, there is a large level decked seating area accessed directly from the conservatory. There is ample space on this decked area to enjoy alfresco dining, seating and entertaining, all while taking in those magnificent far reaching sea and coastal views, there is also ample storage space under the decking. The lower level of the garden is also a great size



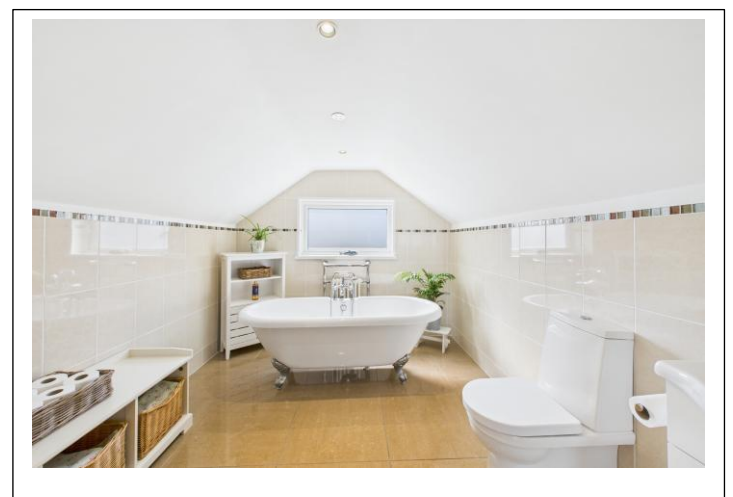


and provides a spacious lawn bordered by mature hedging and planting. There is a timber built potting shed / greenhouse

MATERIAL INFORMATION

Verified Material Information Council tax band: E Tenure: Freehold Property type: Bungalow Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing and Wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Garage and Driveway Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: D All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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