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**Wheal Margery,  
Carbis Bay, St. Ives**

**£400,000  
Leasehold**





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**Property Introduction**

'Magnolia Cottage', together with the adjoining Victorian villa, dates back to 1890 and was once home to the Horne family, passionate patrons of the arts, closely associated with renowned ceramicist Bernard Leach. This rich artistic heritage reflects the spirit of nearby St Ives, making the property part of a truly special cultural landscape. Set within communal gardens, the home enjoys breath taking, far-reaching views across Carbis Bay towards Godrevy Lighthouse. It offers a rare combination of timeless charm and modern comfort, creating a peaceful and inspiring retreat.

The accommodation features a bright and spacious open-plan reception and dining area, filled with natural light, alongside a compact yet well-designed kitchen on the ground floor. Upstairs, there are two generous double bedrooms, a family bathroom, and a separate WC. With its cosy Cornish cottage feel, the apartment provides a warm and inviting atmosphere, perfectly complemented by its stunning coastal outlook. Below the property and to the side of the property, is a separate utility space, currently used as a laundry and storage and a private storage cupboard with access via the communal walkway.

Offered chain-free, with a long lease and a share of the freehold, this is a rare opportunity to acquire a truly beautiful home in an exceptional setting.

## Location

The property sits in one of Cornwall's most desirable coastal settings, nestled above Carbis Bay, with sweeping views across St Ives Bay and easy access to both tranquil beaches and a world-renowned artistic hub. Located in Carbis Bay, the property enjoys a peaceful, residential position just above the shoreline. This seaside village is known for its sheltered, turquoise waters and soft white sand and often compared to more Mediterranean destinations. The bay itself forms part of St Ives Bay, a sweeping crescent of coastline stretching several miles along the Atlantic, combining dramatic cliffs, sandy beaches, and rolling dunes. Just a short walk downhill brings you to Carbis Bay Beach, a Blue Flag beach ideal for swimming, paddleboarding, and quiet relaxation. The South West Coast Path runs above the bay, offering spectacular walking routes right from your doorstep. From the gardens and elevated vantage point, the property looks out towards the iconic Godrevy Lighthouse. Built in the 19th century, this striking offshore lighthouse has become one of Cornwall's most recognisable landmarks and even inspired literary works such as *To the Lighthouse*. The wider Godrevy headland—visible across the bay—is part of a protected Area of Outstanding Natural Beauty, popular for coastal walks, wildlife spotting (including seals), and surfing. Just one mile away lies St Ives, easily reached by car, coastal walk, or the scenic branch railway line. This historic fishing town has evolved into one of the UK's most celebrated artistic destinations, known for: St Ives Harbour – a picturesque working harbour with cafes and seafood restaurants. Tate St Ives – showcasing modern British art inspired by the area's light and landscape. Barbara Hepworth Museum and Sculpture Garden – dedicated to one of Britain's most important sculptors and Porthminster Beach – a palm-fringed beach with calm waters and golden sand. St Ives has long attracted artists due to its unique light and coastal beauty, reinforcing the cultural heritage that the property itself reflects.

## ACCOMMODATION COMPRISES ENTRANCE

Wooden French doors open from the veranda to the:-

## RECEPTION/SITTING ROOM 19' 7" x 15' 4" (5.96m x 4.67m) maximum measurements plus bay

A welcoming spacious and light reception space with stripped floors and dual aspect windows, radiator and a storage cupboard (under the stairs). At the rear of the reception stairs lead down to the:-

## KITCHEN 8' 5" x 5' 4" (2.56m x 1.62m) plus steps recess

A dual aspect bijou kitchen space with a range of white floor mounted units incorporating a sink, hob and oven. Wall mounted shelving storage space. Space for slimline fridge/freezer and radiator.

## FIRST FLOOR LANDING

From the stairs accessed via the reception area to the first floor the landing divides the two double bedrooms and separate WC.

## PRINCIPAL BEDROOM ONE 10' 0" x 9' 5" (3.05m x 2.87m)

The principal bedroom with skylight and in-built storage has an associated bathroom leading from it which include a Japanese's style bath, shower above, heated towel rail and WC. There is also a window overlooking the rear of the home in the bathroom space and storage cupboard.

## EN-SUITE SHOWER ROOM

Japanese style bath with shower over, vanity wash hand basin and WC. Heated towel rail and window overlooking the rear. Storage cupboard.

## BEDROOM TWO 12' 2" x 8' 8" (3.71m x 2.64m) plus recess

A dual aspect room with views across Carbis Bay and the home's private front garden. This room offers masses of natural light and has a stripped wooden floor, in-built shelving and a radiator.

## WC

Vanity unit with WC and sink over.

## PARKING SPACE

At the front of the house there is an allocated parking space.

## OUTSIDE FRONT

The private entrance to the property is set at the top of granite stairs via a gate. These steps lead to the front garden with secondary access to the communal area beyond, with a pond and established planting and a private garden and immediately to the front of the property is a veranda space which is an enclave of peace and tranquility.

## STORE ROOM 9' 7" x 9' 2" (2.92m x 2.79m)

In the communal accessed area there is a private store room for the property currently used for both storage and to house the washing machine and laundry space and this is access externally only to the property but is positioned below the main property.

## WOOD STORE 5' 6" x 4' 11" (1.68m x 1.50m)

## LEASEHOLD INFORMATION

Remaining lease expiring in 2188 with share of the freehold (between the 8 leaseholders). Current ground rent £50.00 per annum and current service/maintenance charge to include buildings insurance is £3500.00 per annum.

## SERVICES

Mains water, mains drainage, mains electric and mains gas.

## AGENT'S NOTE

The Council Tax band for the property is band 'B'.

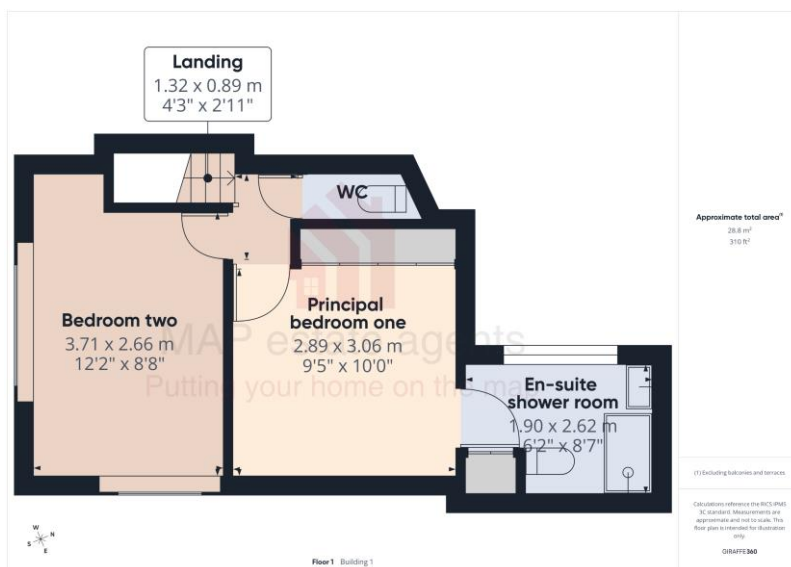


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Sea views
- Period property
- Two bedrms
- Allocated parking space
- Private garden and communal gardens
- Offered for sale chain free



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