



13 St. Margarets



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St. Ives Road, Carbis Bay, St. Ives, TR26 2JS

Beach 0.3 Miles - St Ives Town Centre 1.5 Miles

A highly specified, modern three-bedroom penthouse apartment in an exceptional position, enjoying breathtaking views across Carbis Bay towards Godrevy Lighthouse, just minutes from the beach.

- NO ONWARD CHAIN
- 3 Bedroom Apartment
- Balcony
- Lift Access
- Leashold
- Stunning Sea Views
- Parking
- Open Plan
- High Specification
- Council Tax Band F

Guide Price £650,000

## SITUATION

Set in an enviable coastal position on the prestigious seaward side of Carbis Bay, St Margarets commands breathtaking panoramic views across St Ives Bay and the rugged North Cornwall coastline stretching towards Trevoze Head.

The golden sands of Carbis Bay Beach are just moments away, while at low tide the coastline opens up to allow walks around the headland and onwards to the sweeping beach at Porthkidney Beach. To the west, the picturesque harbour town of St Ives can be reached via a stunning coastal path in around twenty minutes.

The coastline surrounding St Ives is celebrated for its exceptional beaches, each with its own distinct appeal. Porthmeor Beach, overlooked by the renowned Tate St Ives, attracts surfers with its Atlantic waves, while the calmer waters within the bay provide an ideal setting for families. The area is also well known for its abundant marine wildlife, with dolphins and seals regularly seen offshore. St Ives combines traditional Cornish charm with a vibrant contemporary atmosphere. It's winding cobbled lanes are lined with characterful fishermen's cottages, independent boutiques, acclaimed restaurants and galleries, all centred around the historic granite harbour and sandy waterfront.



The surrounding area offers an excellent choice of outdoor pursuits, including sailing, paddleboarding, scenic coastal walks and golf. West Cornwall Golf Club, overlooking the Hayle Estuary, lies less than a mile away.

Transport links are excellent for the region, with the nearby branch railway connecting Carbis Bay and St Ives to the main London–Penzance line at St Erth railway station, offering straightforward access to the national rail network.

### THE PROPERTY

Positioned in an exceptional setting with captivating views across Carbis Bay towards Godrevy Lighthouse, this beautifully appointed three-bedroom penthouse apartment offers contemporary coastal living just moments from the beach.

Finished to an impressive specification throughout, the apartment features a stunning open-plan kitchen, dining and living space designed to maximise both light and views. Bi-fold doors open onto a Juliet balcony, framing the spectacular coastal outlook, while a private roof terrace provides the perfect space for outdoor dining and relaxation. There are three generous double bedrooms, including two positioned to the rear of the property, one of which benefits from a stylish en-suite shower room. The principal bedroom enjoys breathtaking far-reaching sea views across the North Cornish coastline, creating a truly exceptional main suite.

In addition, the apartment offers two luxurious bath/shower rooms and thoughtfully designed interiors that combine modern elegance with comfort and practicality.

### OUTSIDE

Further benefits include an allocated undercover parking space, visitor parking, well-presented communal areas, and the convenience of a lift servicing all floors.

### TENURE

Leasehold - 991 years of a 999 year lease remaining.  
Blue Bay Management Company. Annual Service Charge £2500 - £3000 pa

### SERVICES

Manis Water, Electricity, Gas and Drainage. Broadband: Ultrafast up to 1800 Mbps & Superfast up to 80 Mbps (Ofcom). Mobile phone: 02, EE, Three and Vodafone are good(Ofcom).

### VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222.

### DIRECTIONS

From the St Erth (A30) roundabout, follow the signs towards St Ives. As you approach Carbis Bay, St Margarets will be visible on your right-hand side. The entrance is accessed via electric gates, which open automatically on approach.

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Approximate Area = 1037 sq ft / 96.3 sq m  
For identification only - Not to scale

Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1451553



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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