

# 6 CAMARET DRIVE

St. Ives, TR26 2BE

Price: £899,950



A beautifully presented and generously proportioned detached family home, set within one of St Ives' most sought-after locations. This impressive property sits within large, well-maintained surrounding gardens and benefits from ample off-road parking alongside a double garage. Inside, the home offers bright, spacious, and highly flexible accommodation, including five bedrooms, two en-suites, a substantial lounge, and a stunning open-plan kitchen/diner—perfectly designed for modern family living and entertaining.





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### DESCRIPTION

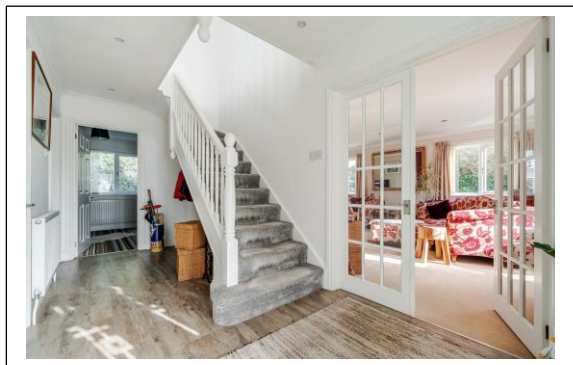
A beautifully presented and generously proportioned detached family home, ideally positioned within one of the most sought-after locations within St Ives. Set within well-tended surrounding gardens of approximately a quarter of an acre, the property enjoys a wonderful sense of space and privacy, along with ample off road parking and a double garage. It is also conveniently located just a short walk down into St Ives, making it perfectly placed to enjoy all that the town has to offer. The accommodation is both spacious and versatile offering 4/5 well proportioned bedrooms including two en-suite facilities and is filled with natural light throughout. A large inviting lounge provides an excellent space for relaxation while the stunning open plan kitchen/ diner/lounge creates a superb hub of the home, ideal for both everyday living and entertaining. In addition there is a large attic room providing an excellent space for a home office, studio or hobbies room. Further benefits include gas central heating throughout and double glazing. This is a truly impressive home that combines quality, space and location and would make a superb property to live in

### LOCATION

Living in St Ives offers a truly enviable coastal lifestyle, where everyday life is shaped by sea air, stunning scenery, and a vibrant yet relaxed atmosphere. From picturesque sandy beaches and crystal-clear waters to charming cobbled streets lined with independent shops, galleries, and cafés, St Ives is one of Cornwall's most desirable places to call home. The town has a rich artistic heritage, a welcoming community feel, and a fantastic selection of restaurants and amenities, making it equally appealing as a permanent residence or a coastal retreat. Being just a short walk from this superb home means you can enjoy all of this with ease—morning strolls down to the harbour, spontaneous beach days, and evenings spent dining by the sea all become part of your daily routine. Despite its peaceful and private setting, the property offers the perfect balance of tranquillity and convenience, allowing you to fully embrace the unique charm and lifestyle that St Ives has to offer.

### GROUND FLOOR

Enter through a double glazed door into the front porch with door and glazed side panel into the impressive entrance hallway with stairs rising to the first floor and doors to all principle rooms on the ground floor. For added convenience there is a separate cloakroom with WC and Karndean flooring for low maintenance. To the left of the entrance hallway this door leads to the large kitchen / diner and living space and to the right, double multi paned doors opening to the bright lounge. To the rear of the entrance hallway there is a door to an occasional bedroom or office space with further door to the kitchen / diner.



The open plan living room kitchen and lounge area is the hub of the property. The kitchen offers an extensive range of modern units with ample granite worktop surfaces and includes a integrated eye level oven and grill with four ring gas hob with stainless steel extractor over, there is also ample space for a large fridge / freezer. The Karndean flooring throughout this room extends through the dining area and into a lounge area where a window and sliding double glazed doors open out to the gardens, there is also a further door leading externally to the side. Ample power points and TV point al compliment this room.

The Impressive sized living room again offers so much light with sliding doors out to the garden with further windows to the side



and box bay to the front, the log burner within the fireplace adds extra cosiness

### FIRST FLOOR

A carpeted staircase leads to the bright landing with a window to the front. There are doors leading to the bedrooms and bathroom. To the rear is a smaller double bedroom or office space, with a further larger double bedroom with two further superior double rooms with beautiful en-suites, the main room also offers a large walk in wardrobe, the well equipped family bathroom is also on this level with electric shower over the panelled bath, wash hand basin and enclosed WC.

### ATTIC ROOM

Accessed from a staircase form the landing up to a huge attic space, ideal as a supplementary bedroom, large office space, studio or hobbies room, there is a Velux window and further window to the front

### GARAGE 19' 8" x 14' 10" (5.99m x 4.52m)

Large garage with light and electric connected, electric roller door, door to the garden

### OUTSIDE AND GARDENS

The exterior and gardens are a standout feature of this property. A spacious driveway provides parking for a number of vehicles. Set within grounds of around 1/4 acre, the gardens wrap attractively around the home and are enclosed by mature hedging, establish trees and traditional Cornish hedging, creating a wonderful private setting. Also benefitting from a generous patio seating area, timber log store and a striking eucalyptus tree with the remainder predominantly laid to lawn, offering an ideal space for relaxation and entertaining

### MATERIAL INFORMATION





Verified Material Information Council Tax band: F Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: C Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great Parking: Garage, Driveway, and Off Street 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 Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes 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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