

Sparrows Nest







Sparrows Nest, Treloyhan Manor

St Ives, Cornwall, TR26 2AN

Carbis Bay Beach 0.5 Miles - St Ives 1 Mile

An award-winning, contemporary five-bedroom home occupying an enviable position in the exclusive Treloyhan area of St Ives, enjoying breathtaking panoramic sea views.

- NO ONWARD CHAIN
- Open Plan Living
- 5 Bedrooms
- Landscaped Gardens
- Freehold
- Award Winning Property
- Cinema Room
- 4 Bathrooms
- Private Off Road Parking
- Zero Rated Council Tax

Guide Price £1,750,000

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SITUATION

Sparrows Nest occupies an enviable position on the outskirts of St Ives, offering a wonderful balance of peace and tranquillity while remaining within easy walking distance of the heart of this much-loved coastal town. A pleasant stroll leads into the centre, where a captivating maze of narrow, winding streets is lined with traditional fishermen's cottages, independent boutiques, acclaimed restaurants and renowned art galleries. At the heart of the town lies the picturesque granite harbour, where local fishing boats nestle alongside the historic piers, complemented by a beautiful sandy beach and the ever-changing seascape beyond.

Golf enthusiasts will appreciate the nearby links course at Lelant, set in a spectacular coastal position overlooking the Hayle Estuary, with far-reaching views towards the iconic Godrevy Lighthouse. For those wishing to explore further afield, the scenic branch railway connects St Ives and Carbis Bay with the mainline at St Erth, providing convenient access to the wider rail network, including services to London and Penzance. This exceptional setting combines the charm and character of St Ives with the beauty of the surrounding coastline and the convenience of excellent transport links.

THE PROPERTY

Completed in 2023, Sparrows Nest is an exceptional, award-winning bespoke contemporary residence, designed and constructed by the current owners to an exacting specification. Arranged over three floors, this impressive home combines sophisticated modern architecture, luxurious finishes and cutting-edge technology, with extensive glazing and breathtaking coastal views. Set within approximately 0.5 acres of beautifully landscaped gardens and just minutes from the beach, the property occupies a privileged position overlooking St Ives Bay, Carbis Bay and Hayle Towans. The thoughtfully designed accommodation has been created to maximise natural light, space and the spectacular surrounding outlook. Generous balconies, a private roof terrace and floor-to-ceiling windows provide wonderful opportunities to enjoy the coastal setting, while the versatile layout offers an ideal balance of open-plan living, entertaining space and private retreats.

At the heart of the home is an impressive open-plan living area, incorporating a stylish German handleless kitchen with a substantial central island, breakfast bar and integrated appliances. There is ample room for dining and relaxation, while sliding doors open directly onto the patio and barbecue area, creating a seamless connection between indoor and outdoor living. A dedicated cinema room with built-in surround sound provides an additional reception space, perfect for movie nights and family entertainment. The ground floor also benefits from a useful boot room with a built-in dog shower, a cloakroom and a double bedroom with en-suite facilities, thoughtfully designed with accessibility in mind. On the first floor, three further double bedrooms each enjoy access to a private balcony or terrace, complemented by a family bathroom and separate utility room. Occupying the entire second floor, the impressive principal bedroom suite provides a luxurious private sanctuary, complete with built-in wardrobes, an elegant en-suite bathroom and access to its own balcony.

A particular feature of Sparrows Nest is its sophisticated environmental technology and carefully considered specification. The property benefits from a Mechanical Ventilation with Heat Recovery (MVHR) system, which continuously circulates fresh, filtered and conditioned air throughout the home. Furthermore, the existing system offers the potential to be upgraded to incorporate full air conditioning throughout the property, providing an additional level of climate control. Further technological highlights include a fully integrated Control4 smart home system, an air source heat pump, underfloor heating, programmable lighting and whole-house audio. The property is also pre-wired for automated blinds and security systems, allowing further integration and customisation to suit individual requirements.













Externally, the approximately half-acre plot provides beautifully landscaped gardens and a variety of spaces for outdoor relaxation and entertaining, with the surrounding coastal scenery forming a spectacular backdrop. The combination of contemporary design, extensive glazing and carefully positioned outdoor areas makes the most of the property's enviable setting above St Ives Bay.

Sparrows Nest is currently let during peak holiday periods through Carbis Bay Holidays, offering an opportunity to generate income while retaining the flexibility to enjoy the property as a luxurious principal residence or second home. With its award-winning design, advanced technology, exceptional specification and stunning coastal outlook, this is a truly distinctive home in one of West Cornwall's most sought-after locations.

OUTSIDE

Sparrows Nest occupies a generous plot extending to approximately 100 metres in length, with the house positioned centrally within the grounds. The property is approached behind low-level timber fencing and established hedging, complemented by bollard lighting. Enclosed gardens extend to either side of the house, with the orientation providing sunny aspects throughout the day.

The garden to one side has been thoughtfully landscaped to create a parkland feel, incorporating extensive pathways and an impressive purpose-built fire pit measuring approximately 5 metres in diameter, providing a superb focal point for outdoor entertaining. To the other side, accessed directly from the main living area, is a substantial paved terrace ideal for al fresco dining, alongside a generous lawn and hot tub. At the far end of the garden, behind the secondary parking area, is a large garden storage shed. Parking is well catered for, with six spaces in total, comprising three on the driveway in front of the property, together with an EV charging point, and a further three spaces beneath the trees at the top of the garden. An outdoor shower, conveniently positioned beside the front entrance, is ideal for returning from the beach.

SERVICES

Mains Water, Drainage and Electricity. 22KW Fast EV Charger
Air Source Heat Pump Central Heating with zoned underfloor heating throughout. The property also benefits from a mechanical vent heat recovery system, providing forced natural filtered air circulation to all rooms through concealed vents.

The property has a fully integrated smart home by Control 4, ceiling speakers throughout, smart lighting control, video intercom, heating controls

PLANNING PERMISSION

Whilst not built power and drainage is already in place. Planning permission has been granted for a swimming pool. See Cornwall Council Planning Portal reference number PA21/08780. Note power is already in place.

VIEWINGS

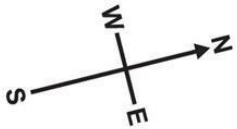
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

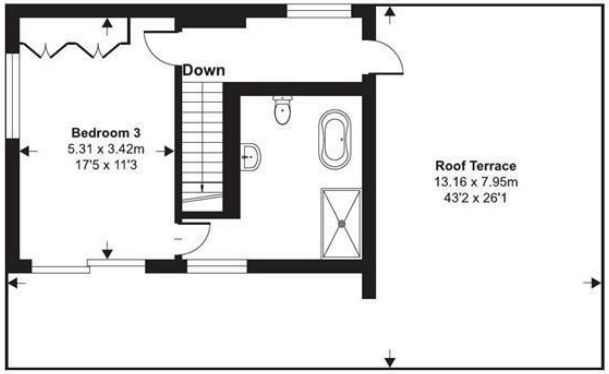
DIRECTIONS

What3Words///riverbank.squeaking.fronted

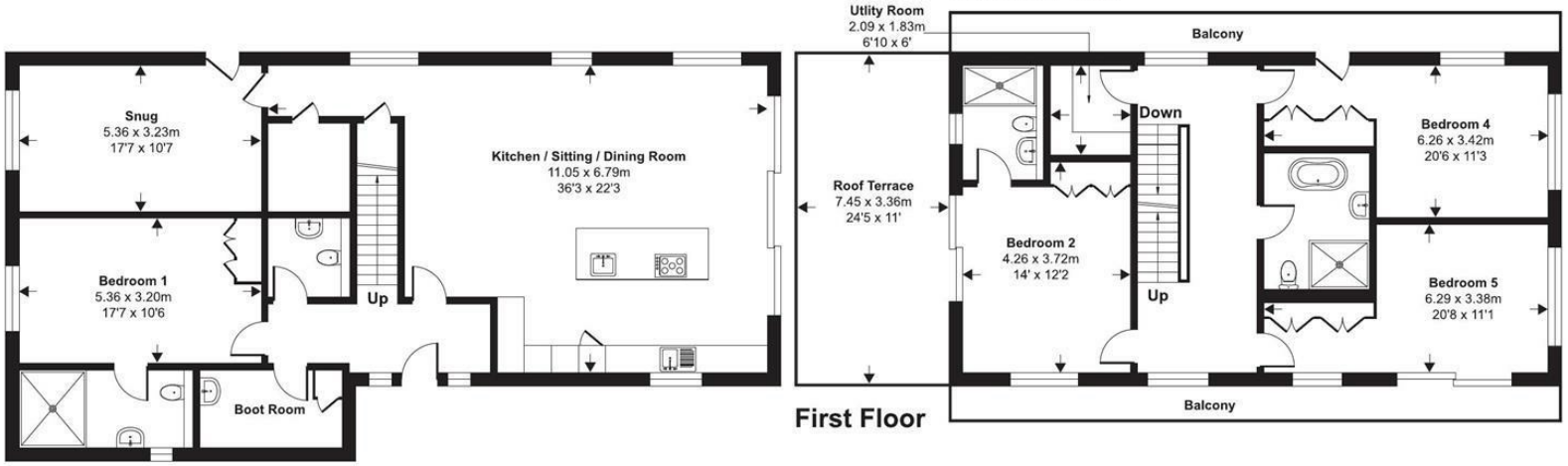
Approximate Area = 2716 sq ft / 252.3 sq m

For identification only - Not to scale





Second Floor

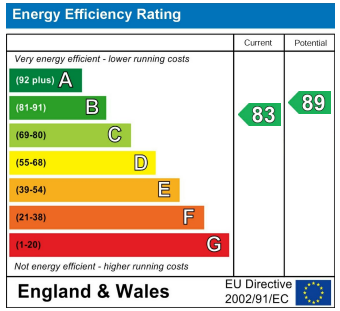


First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1522743





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