



Garden Flat



# Garden Flat, Tremorna House

Wheal Margery, Carbis Bay, St. Ives, TR26 2RH

South West Coast Path -100 metres

Spacious two bedroom ground floor garden apartment offering sweeping coastal views across St Ives Bay and along the dramatic North Cornwall coastline

- Stunning Sea Views
- 2 Bedrooms
- Parking
- Character Property
- Leasehold with Share of Freehold
- Waterside Apartment
- Recently Renovated
- Gardens
- Ground Floor
- Council Tax Band C

Guide Price £425,000

## SITUATION

Enjoying spectacular, far-reaching views across St Ives Bay and along miles of the dramatic North Cornish coastline towards Trevoze Head, Tremorna House occupies a prime position on the sought-after seaward side of Carbis Bay.

Carbis Bay Beach is easily accessible, and at low tide it is possible to stroll around the headland at the eastern end of the bay and continue on to the expansive sands of Porthkidney Beach. The town of St Ives is a 20 minute walk along the coast path to the west. The area surrounding St Ives is renowned for its collection of beautiful beaches, each offering its own unique character. Porthmeor Beach, home to the world-famous Tate St Ives gallery, faces the Atlantic and is a favourite with surfers, while the sheltered beaches around St Ives Bay are particularly popular with families with regular views of dolphins and seals are reported. St Ives itself is a charming coastal town known for its maze of narrow streets lined with traditional fishermen's cottages, alongside a vibrant mix of independent shops, restaurants and galleries. At its heart lies the picturesque granite harbour, where local fishing boats still moor along the pier, complete with its own sandy beach.

A wide range of leisure opportunities can be enjoyed locally, including water sports, coastal walks and golf, with the acclaimed West Cornwall Golf Club overlooking the Hayle Estuary located less than a mile away.

For travel connections, a scenic branch railway line links Carbis Bay and St Ives to the main London to Penzance line at nearby St Erth, providing convenient access to the wider rail network.



## THE PROPERTY

Built in 1890 and believed to have once been home to the St Ives School of Artists, Tremorna House is a distinguished Victorian villa that has been converted into eight apartments, several of which are currently run as successful holiday lets. Recently refurbished, the apartment combines traditional charm with modern comfort and style. The contemporary kitchen features underfloor heating and two lantern skylights, one of which is remote-controlled with a rain sensor, creating a bright and welcoming space. A spacious hallway leads to the two bedrooms and the reception area, which benefits from panoramic coastal views.

This ground-floor, two-bedroom apartment, accessed via a short flight of steps, enjoys stunning front-line views across Carbis Bay, stretching towards Godrevy and Hayle. These vistas can be savoured from both the private veranda and the spacious reception room. The reception room is a true highlight, offering breathtaking views of Godrevy and the surrounding coastline. Original floorboards and a slate hearth add character and warmth, while the private veranda allows residents to enjoy the sound of the waves and watch the sunrise over the turquoise waters, a perfect spot for morning coffee or an evening sunowner. The apartment also provides direct access to the beautifully maintained communal gardens.

The principal bedroom features elegant parquet flooring and double-glazed French doors opening onto a small courtyard, providing a tranquil retreat. The second bedroom also benefits from double-glazed windows, ensuring comfort and insulation throughout the property. The generous bathroom offers sanctuary with a spacious walk-in rainfall shower, freestanding Lusso stone bath and basin, heated towel rail and natural stone floor.

## OUTSIDE

Residents of Tremorna House enjoy breathtaking surroundings, beginning with the beautifully maintained communal gardens that offer panoramic coastal views across St Ives Bay and along the dramatic North Cornwall coastline. Two shared sheds provide convenient storage for garden tools or outdoor equipment.

Just below the gardens, a peaceful woodland borders the South West Coast Path, offering direct access for scenic coastal walks. The current owners have enhanced this space with a small vegetable patch, blending productive gardening with the natural beauty of the area. From here, the ever-changing vistas of the bay, Godrevy Lighthouse, and the rolling Cornish cliffs can be enjoyed, making this a truly special spot to relax, explore, and take in the stunning coastline.

## SERVICES

Mains Water, Electricity, Drainage and Gas.

## TENURE

Leasehold with a share of Freehold. Service Charge £3000, Ground Rent £50. 1x Dedicated Parking Space

## VIEWINGS

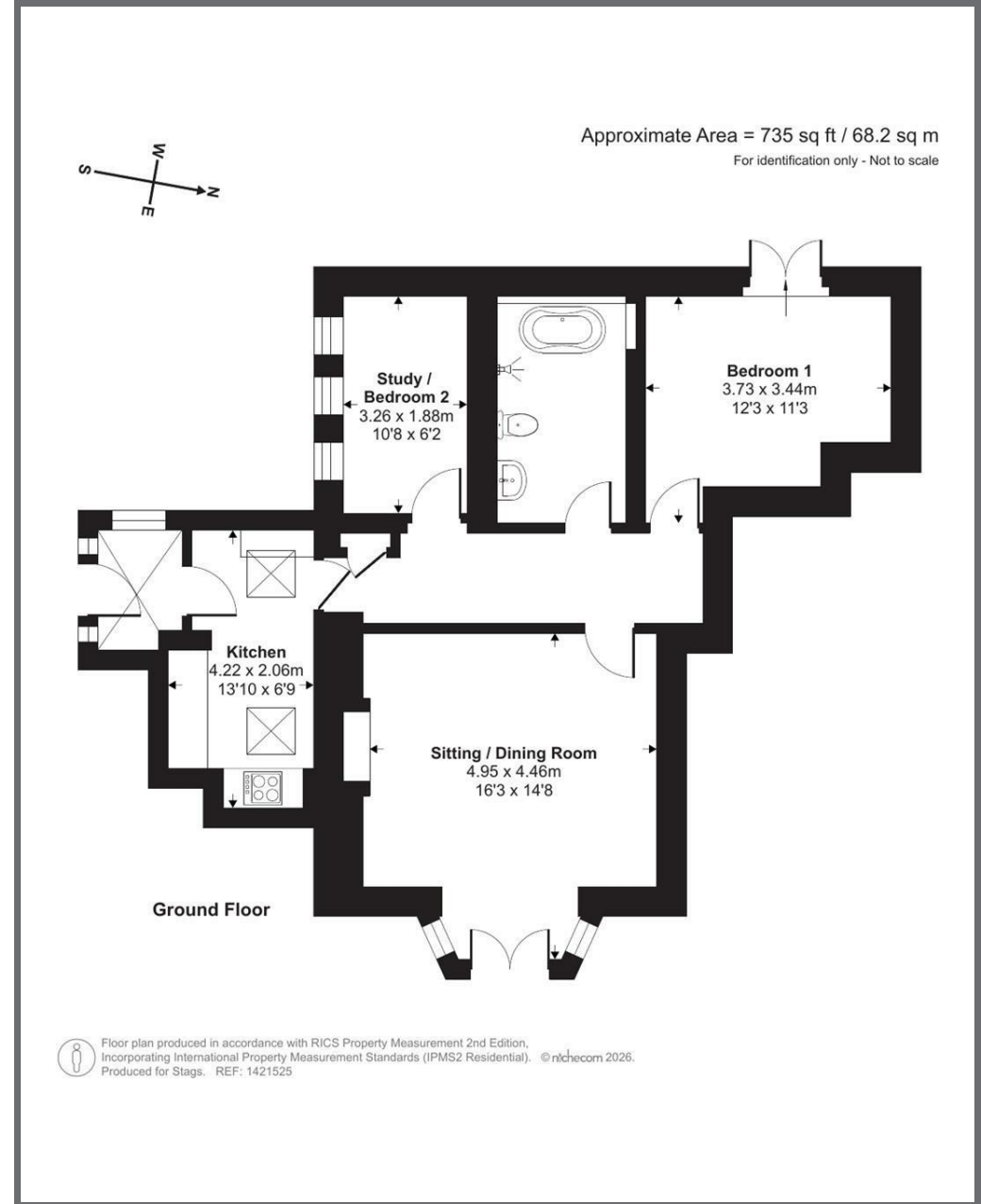
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## DIRECTIONS

Shortly after entering Carbis Bay on the route to St Ives, turn right onto Treloyhan Park Road. Continue to the very end where there is a sharp left onto Wheal Margery. Follow the lane as it winds downhill and curves to the right; Tremorna House will be clearly visible on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>75</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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