



Trendreath



STAGS

Trendreath Lelant

, St. Ives, TR26 3EG

Beach 1 Mile Carbis Bay 2 Miles Hayle 2 miles Penzance 6 Miles

Traditional, spacious, and charming three-bedroom cottage with off-street parking, situated in the picturesque village of Lelant.

- Grade II Listed
- Master En-suite
- Garden
- Rear Garden
- Freehold
- 3 Bedrooms
- Parking
- Traditional Features
- Utility
- Council Tax Band D

Guide Price £380,000

SITUATION

Lelant enjoys a prime position between the popular seaside destinations of Carbis Bay and Hayle, offering direct access to the unspoilt sands of Porthkidney Beach and the tranquil Hayle Estuary, while remaining within easy reach of the vibrant and artistic town of St Ives.

The surrounding area is renowned for its spectacular coastline, with a variety of beaches each offering their own unique appeal. Porthmeor Beach, home to the iconic Tate Gallery, faces the Atlantic Ocean and is particularly popular with surfers, while the calmer waters and golden sands of St Ives Bay provide an ideal setting for families, sunbathers, and swimmers alike. The area also offers a wealth of leisure pursuits, including coastal walks, water sports, and the nearby West Cornwall Golf Club located less than a mile away offering a challenging course with stunning estuary views.

St Ives itself is a quintessential Cornish harbour town, characterised by its narrow, winding streets, traditional fishermen's cottages, independent boutiques, galleries, and a wide selection of cafés and restaurants. The historic granite harbour remains a focal point of the town, where working fishing boats sit alongside sandy shores perfect for relaxation and recreation.

Transport links are excellent, with a scenic branch railway connecting Carbis Bay and St Ives to the main London - Penzance line at nearby St Erth, providing convenient access both locally and further afield. Altogether, Lelant offers a highly desirable combination of coastal beauty, cultural vibrancy, and accessibility.



THE PROPERTY

Trendreath is a truly charming Grade II listed cottage, dating back to 1723, which has been lovingly maintained and thoughtfully enhanced over the years. It offers a rare combination of historic character and subtle modern convenience, with original features carefully preserved throughout, while practical upgrades ensure comfortable everyday living.

The main living space forms the heart of the home and is an impressive open-plan area that seamlessly combines relaxation and dining. The sitting area is warm and inviting, centred around a traditional wood-burning stove that creates a cosy atmosphere.

Flowing naturally from this is the dining space, set within a striking inglenook fireplace that adds immense character and a strong sense of heritage to the room. Together, these spaces create a sociable and versatile environment, ideal for both quiet evenings and entertaining.

On the ground floor, the property benefits from a well-presented family bathroom, finished in a clean and contemporary style. It has been designed with practicality in mind, incorporating integrated storage to maintain a neat and uncluttered feel.

To the rear of the cottage sits the galley-style kitchen, carefully configured to maximise both efficiency and space. It enjoys a pleasant outlook over the garden, allowing natural light to filter in and creating a calm and functional cooking environment.

Upstairs, the first floor offers three well-proportioned bedrooms, each thoughtfully arranged and benefiting from built-in storage, helping to maintain the cottage's tidy and efficient layout. The principal bedroom is a particular highlight, offering a peaceful retreat complete with a fitted en-suite shower room. This addition provides a welcome touch of privacy and modern comfort, complementing the character of the original building.

Overall, Trendreath presents a wonderful opportunity to own a home of significant historic interest, enhanced with modern touches that make it both practical and comfortable, all while retaining the warmth and charm of a traditional Cornish cottage.

OUTSIDE

Outside, the property benefits from a private, low-maintenance patio garden, designed to maximise sunlight throughout the day. This inviting outdoor space is ideal for al fresco dining, entertaining, or simply relaxing in a peaceful setting.

SERVICES

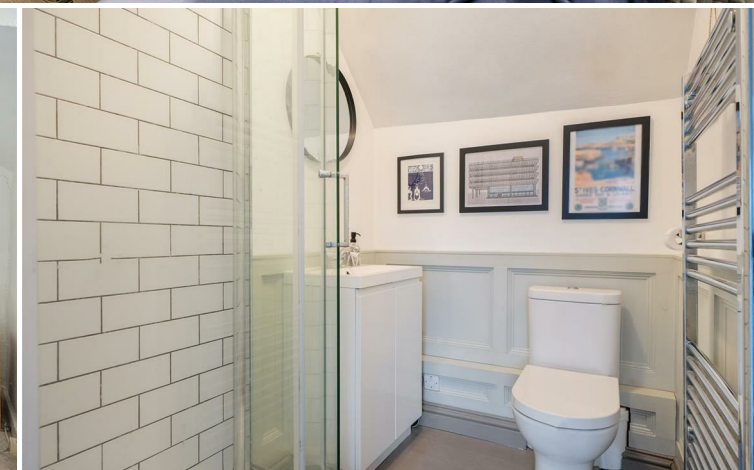
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VIEWINGS

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

DIRECTION

Travelling westbound at the roundabout at the end of the Hayle by-pass, take A3074 towards St Ives. Drive down the hill to the next roundabout and go straight over. At the next two roundabouts continue to follow the A3074 towards St Ives and Trendreath will be seen on the right-hand side after about a further 200 yards.



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.

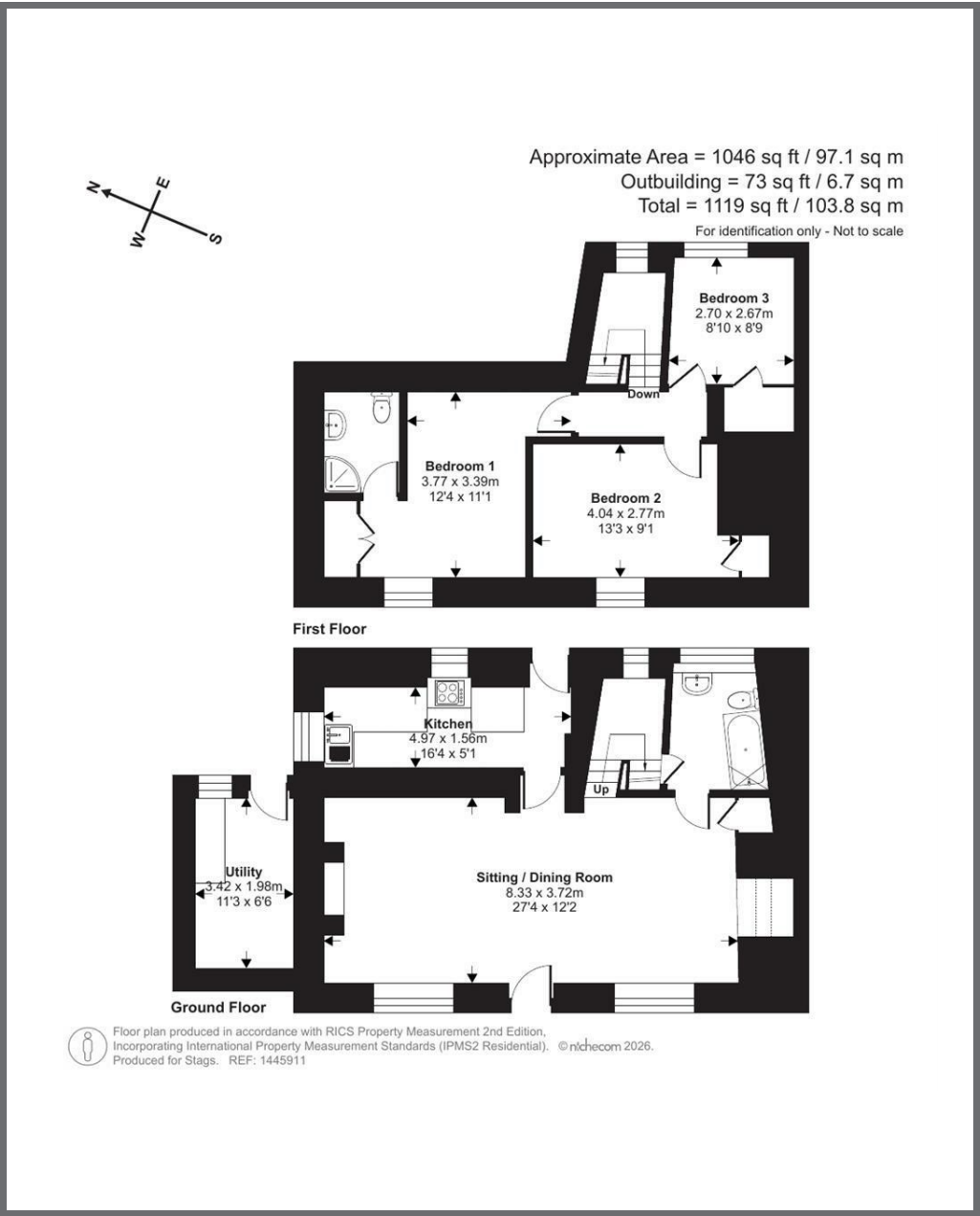


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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