

## 2 ESTUARY VIEW

Lelant, St. Ives, TR26 3ES

Price: £695,000



Wake up to super estuary views and embrace an exceptional coastal lifestyle in this impressive and spacious detached home, perfectly designed for modern family living. Beautifully positioned to make the most of its stunning setting, this versatile property offers bright, generously proportioned accommodation including four double bedrooms, a superb principal suite with private balcony and en-suite, elegant reception rooms and a modern fitted kitchen. The light-filled lounge and dining areas flow effortlessly onto balconies and terraces, creating the perfect spaces for relaxing, entertaining and soaking up the ever-changing estuary scenery. Outside, mature wraparound gardens, extensive patios and ample parking further enhance the lifestyle appeal of this wonderful home, offering a rare opportunity to enjoy space, comfort and spectacular coastal living.





## LOCATION

Perfectly positioned on the shores of the beautiful Hayle Estuary, Lelant is one of Cornwall's most sought-after coastal villages, offering an enviable blend of natural beauty, tranquillity and lifestyle appeal. Renowned for its stunning estuary walks, waterside scenery and relaxed village atmosphere, Lelant enjoys easy access to the golden sands of nearby Carbis Bay and the vibrant harbour town of St Ives. The village itself offers a charming community feel, with a historic church, popular pub, renowned golf course and excellent transport links including its own scenic branch line railway station connecting to St Ives and beyond. For outdoor enthusiasts, the area provides endless opportunities for coastal walks, paddleboarding, sailing, surfing and golf, while the surrounding coastline and countryside create an exceptional backdrop for everyday living. Combining peaceful estuary living with convenient access to Cornwall's most iconic coastal destinations, Lelant offers a truly special place to call home.

## ACCOMMODATION

A striking galleried entrance hallway creates a wonderful first impression, with glazed side panels allowing natural light to

flood the space. From here, stairs lead to both the lower ground floor and the first-floor accommodation, setting the tone for the generous layout throughout.

## ACCOMMODATION

The lower ground floor offers an exceptional amount of versatile living space. A large hallway area provides excellent additional storage with a cupboard beneath the stairs and two further storage cupboards. To the front of the property is a particularly spacious double bedroom featuring a large window, built-in wardrobes, radiator and ample power points – a truly impressive room ideal for guests or family members. A second double bedroom, currently suited perfectly as a home office or hobby room, benefits from sliding doors opening directly onto the side garden, built-in wardrobes and power points.

## ACCOMMODATION

The family bathroom is beautifully proportioned and fitted with a bath, pedestal wash hand basin, close coupled WC and a walk-in shower cubicle with electric shower, complemented by part tiled walls. Another generous double bedroom enjoys a side

aspect window along with radiator, TV point and power points, continuing the theme of flexible and comfortable accommodation throughout the home.

### **GARAGE**

A door leads through to the substantial double garage, complete with remote electric door, side access door and window, along with power and lighting. Additional practical features include the Vaillant boiler, electric consumer unit and a stainless steel sink with cold tap, making this an incredibly functional space.

### **FIRST FLOOR**

The first-floor landing provides access to the principal living accommodation, including the lounge, dining room, kitchen, utility room, cloakroom and principal bedroom, along with access to the rear exterior.

### **ACCOMMODATION**

The living room is a wonderfully bright and welcoming space, enhanced by sliding doors opening onto a large balcony where you can relax and enjoy beautiful estuary views. A further side window adds even more natural light, while a granite fireplace with living flame gas fire creates a cosy focal point. The pitched ceiling adds character and a wonderful sense of space, while an archway flows seamlessly into the dining room.

### **ACCOMMODATION**

The dining room enjoys further estuary views from the side window and sliding doors to the rear, making it ideal for entertaining or family gatherings. Double doors open into the kitchen, which is fitted with a range of modern eye and base level units offering ample workspace. Features include a one-and-a-quarter stainless steel sink and drainer, four-ring gas hob with extractor hood over, eye-level oven, integrated dishwasher, integrated fridge, breakfast bar area and tiled flooring.



### **ACCOMMODATION**

The separate cloakroom is fitted with a close coupled WC and wash hand basin, while the utility room offers additional eye and base level units, stainless steel sink and drainer, plumbing for a washing machine, space for a freezer and a rear-facing window.

### **ACCOMMODATION**

The principal bedroom is another standout feature of the home. This spacious double room enjoys sliding doors opening onto a further large balcony with breathtaking estuary views and plenty of space for outdoor seating. Built-in wardrobes provide excellent storage, while the en-suite shower room features a large walk-in shower with rainfall and detachable shower head, pedestal wash hand basin, close coupled WC and radiator. An airing cupboard housing the lagged hot water tank adds further practicality.

### **OUTSIDE**

Externally, the property continues to impress. To the front, a large driveway provides parking for numerous vehicles and leads to the double garage. Steps rise to the main entrance, with additional storage located beneath the front steps. The well-stocked front gardens are beautifully arranged with mature planting, raised stone borders and a spacious side patio area perfect for outdoor enjoyment.

To the rear, steps lead to an extensive patio running the full length of the property, bordered by stone hedging and established planting areas filled with mature shrubs and flowers. The patio wraps around to the side of the property, providing access to the garage and gated access to the front, creating a wonderfully private and established outdoor setting.





### Verified Material Information

#### Costs and tenure

Tenure: Freehold  
Council tax band: F  
EPC rating: D

#### The building

Detached house, standard construction  
Accessibility adaptations: None

#### Services

Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Mains gas central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone good, Three good, EE good  
Parking: Garage and Driveway

Not in a controlled parking zone  
No disabled parking available

#### Risks and restrictions

Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL159353):  
- The owner must not allow any trees, shrubs, or bushes to grow so high that they block the view of the Hayle Estuary from the neighbouring property to the north.  
- Only one single home (either a house or a bungalow) can be built on the land, along with a garage and standard outbuildings.  
- No animals are permitted on the property other than standard domestic pets.  
- Caravans, mobile homes, or temporary homes are not allowed to be kept on the land, except for temporary use while a house is being built.  
- There is a standard legal rule (known as a 'restriction') because the property is owned by two people. This ensures that when the property is sold, the money is handled correctly by at least two people or a trust company.  
Non-coal mining area: yes  
Tin mining area: yes

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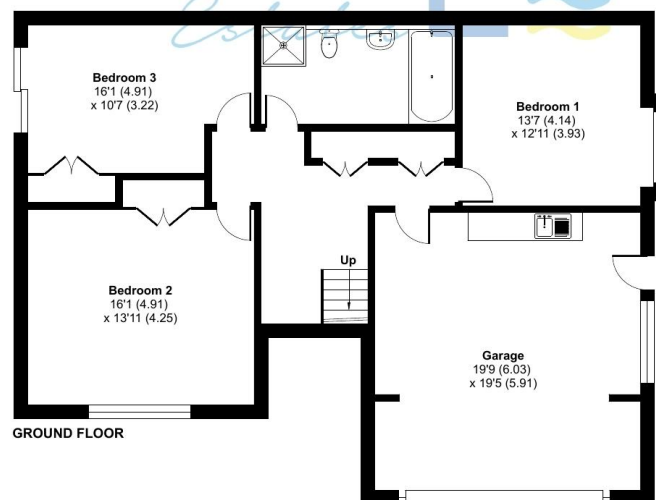
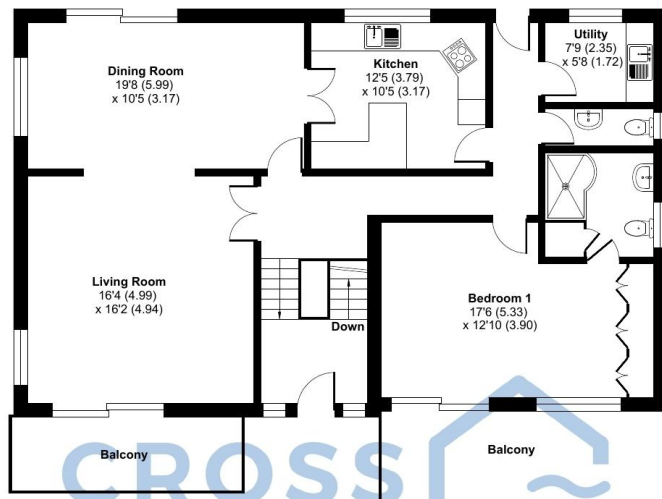
## Estuary View, Lelant, St. Ives, TR26

Approximate Area = 2060 sq ft / 191.3 sq m

Garage = 384 sq ft / 35.6 sq m

Total = 2444 sq ft / 226.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom2026. Produced for Cross Estates Limited. REF: 1467115

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