

MIRAMAR, ST. IVES ROAD

Carbis Bay, St. Ives, TR26 2JR

Price: £1,100,000



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SPECTACULAR SEA VIEWS, EXCEPTIONAL SPACE AND CONTEMPORARY COASTAL LIVING! Miramar is a stunning five bedroom detached residence offering beautifully presented, high-quality accommodation over three spacious floors, with breathtaking panoramic views across St Ives Bay towards Godrevy Lighthouse and along the North Cornish coastline. Boasting superb living spaces, a fabulous contemporary kitchen/dining room, three en-suite bedrooms and multiple balconies designed to capture those incredible views, this really is an exceptional home. Outside are generous gardens, extensive entertaining terraces, electric gated parking and an integral garage. Currently operating as an extremely successful holiday let, Miramar is perfectly positioned for Carbis Bay beach and St Ives. AN OUTSTANDING COASTAL PROPERTY THAT REALLY MUST BE SEEN!



Tel: 01736 793939

Email: sales@crossestates.co.uk

www.crossestates.co.uk



DESCRIPTION

AN OUTSTANDING FIVE-BEDROOM DETACHED RESIDENCE WITH SPECTACULAR SEA AND COASTAL VIEWS, BEAUTIFULLY PRESENTED ACCOMMODATION, BALCONIES, GENEROUS GARDENS AND EXTENSIVE PARKING. Miramar is a stunning, contemporary detached residence offering exceptionally spacious and beautifully presented accommodation arranged over three floors. Finished to an excellent standard throughout, this impressive home enjoys spectacular views across St Ives Bay towards Godrevy Lighthouse, Hayle Beach and along the North Cornish coastline. Currently operating as an extremely successful holiday let, the property offers a wonderful combination of luxury, space and practicality, making it equally appealing as a substantial family home or coastal investment. The accommodation is particularly impressive, with five generous bedrooms, three with en-suite facilities, a superb kitchen/dining room, extensive living space and several balconies designed to take full advantage of the outstanding coastal setting. Outside, Miramar continues to impress with electric gated access, extensive parking, an integral garage and lovely enclosed gardens with generous entertaining areas. Situated in a highly regarded location within Carbis Bay, the property is conveniently positioned for access to the beautiful Carbis Bay beach and the picturesque harbour town of St Ives.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with staircase rising to the first floor, radiator, useful understairs storage cupboard and doors to the principal ground-floor rooms.

LIVING ROOM

An exceptionally spacious reception room enjoying a lovely dual aspect with a window to the front and large bi-fold doors opening onto the rear balcony. The room offers ample space for substantial lounge and dining furniture, with two radiators, TV point, provision for a wall-mounted television and ample power points. A wonderful room for relaxing and entertaining, with the bi-fold doors creating an excellent connection to the outside space.

KITCHEN/DINER

Another particularly impressive room, beautifully designed with family living and entertaining in mind. The kitchen offers an excellent range of contemporary eye and base level units complemented by extensive quartz worktop surfaces, inset composite sink unit, four-ring Neff induction hob with extractor above and eye-level Neff double oven and grill. Integrated fridge/freezer and dishwasher, together with a substantial central island incorporating additional storage, matching quartz worktops and breakfast bar seating. A window to the front provides natural light, whilst the generous dining area offers plenty of room for a large table and chairs, with bi-fold doors opening directly

onto the rear balcony. Radiator, ample power points and door to the inner hallway.

INNER HALLWAY

Providing access to the cloakroom and integral garage.

GARAGE

A particularly generous integral garage with remote-controlled electric entrance door, power and lighting. The garage also houses the gas fired boiler, large cold water storage tank for the hot tub and hot water cylinder, together with plumbing for a utility area. Window and pedestrian door to the rear.

FIRST FLOOR LANDING

Stairs rise from the entrance hallway via a half landing with window to the rear, opening onto a spacious first-floor landing with radiator, doors to the principal rooms and staircase continuing to the second floor.

BEDROOM

An excellent double bedroom enjoying a window to the rear with superb sea and coastal views. Radiator, power points and door to the en-suite shower room.

EN-SUITE

Beautifully appointed with a large walk-in shower enclosure featuring a mains-connected shower with rainfall and detachable shower heads. Concealed WC, Roca wash hand basin with storage beneath, heated towel rail and window to the side.

BEDROOM

Another excellent double bedroom with window to the front, radiator, power points and door to the en-suite shower room.

EN-SUITE

Fitted with a large walk-in shower enclosure with mains-connected rainfall and detachable shower heads, concealed WC, Roca wash hand basin with storage beneath, heated towel rail and window to the side.

FAMILY BATHROOM

A spacious and beautifully appointed family bathroom with panelled bath, wall-mounted bath fittings, concealed WC and Roca wash hand

basin with storage beneath. Heated towel rail, partially tiled walls and window to the front.

PRINCIPAL BEDROOM

A truly impressive principal bedroom offering exceptional proportions and a wonderful outlook. Double glazed doors open directly onto a superb private balcony with glazed balustrading, enjoying breathtaking panoramic views across St Ives Bay towards Godrevy Lighthouse, Hayle Beach and the surrounding coastline. The views from this room really are something special and need to be experienced to be fully appreciated. Radiator, ample power points and door to the generous en-suite shower room.

EN-SUITE

A beautifully fitted and particularly spacious en-suite featuring a substantial walk-in shower enclosure with mains-connected rainfall and detachable shower heads. Concealed WC, Roca wash hand basin with storage beneath, heated towel rail and window to the side.

SECOND FLOOR LANDING

Stairs rise via a half landing with window to the front, leading to the second-floor landing. A Velux roof window provides excellent natural light, with doors to the principal rooms and access to loft space.

BEDROOM

An exceptionally spacious and beautifully light bedroom enjoying some of the finest views within the property. Double glazed doors open onto a glazed Juliet balcony, providing spectacular views across St Ives Bay, towards Godrevy Lighthouse and along the magnificent North Cornish coastline. Two additional Velux roof windows flood the room with natural light, whilst radiators and ample power points complete this superb space.

SHOWER ROOM

Serving the two second-floor rooms, the shower room is beautifully appointed with a corner shower enclosure featuring a mains-connected rainfall and detachable shower heads. Concealed WC, Roca wash hand basin with storage beneath, heated towel rail and Velux roof window.

BEDROOM FIVE / 2ND LOUNGE





A fabulous room with a real wow factor! This exceptionally spacious and versatile room features attractive exposed roof rafters and three Velux roof windows, creating a wonderfully bright and characterful space. Double glazed doors open onto a superb covered balcony, where the breathtaking sea and coastal views can once again be enjoyed. With ample space for comfortable lounge furniture, radiator, TV point and power points, this room works equally well as a substantial fifth bedroom or an outstanding additional sitting room. The covered balcony is a particularly special feature, providing a wonderful place to sit and take in the magnificent coastal surroundings.

OUTSIDE

Entrance and Parking: Electric-operated private entrance gates open onto an extensive brick-paved driveway providing generous off-road parking for multiple vehicles. The driveway also provides direct access to the integral garage. Gardens and Terraces: The outside space at Miramar has been thoughtfully arranged to complement the generous accommodation and provide excellent areas for relaxing and entertaining. Side access leads alongside an attractive lawned garden to the rear, where there is a substantial lawned area together with a generous slate-paved patio, currently accommodating a hot tub and outdoor dining furniture. The large ground-floor balcony, accessed directly from both the lounge and kitchen/dining room, provides further excellent entertaining space with plenty of room for tables, chairs and outdoor seating. There is also an external shower, outside power points and steps providing access to the garage from the rear. The combination of lawned gardens, generous terraces and balconies creates a wonderful outdoor environment, perfectly suited to family living or holiday accommodation.

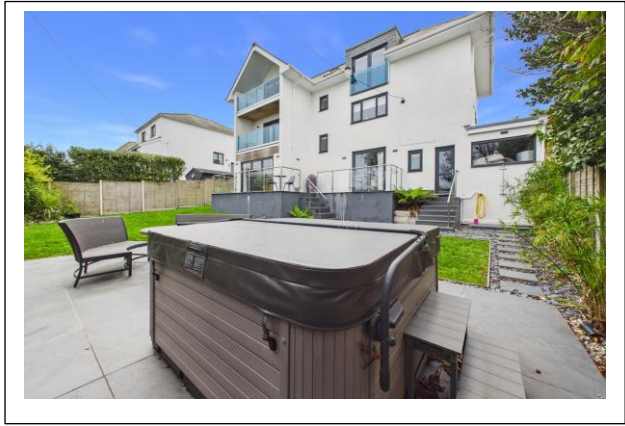
LOCATION

Miramar occupies a highly desirable position within Carbis Bay, one of West Cornwall's most sought-after coastal locations. The beautiful golden sands of Carbis Bay beach are within easy reach, whilst the picturesque harbour town of St Ives is just a short distance away. St Ives is renowned for its beautiful beaches, thriving arts scene, excellent restaurants, independent shops and spectacular coastal scenery. Carbis Bay also benefits from a branch-line railway station providing a scenic coastal journey into St Ives, together with convenient road access to the wider West Cornwall area

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: E EPC rating: C ## 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: Driveway and Garage 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 Non-coal mining area: yes

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