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Laity Lane | St. Ives | TR26 3HE

Asking Price £375,000

The
GOOD
ESTATE
AGENCY

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LUXURY TWO BEDROOM HOLIDAY LODGE WITH PARKING. Nestled within the stunning landscape of Carbis Bay, St Ives, Una St Ives offers a unique opportunity to own a luxurious lodge in a premier holiday resort. This contemporary house, built in 2017, spans an impressive 942 square feet and features two well-appointed bedrooms and two modern bathrooms, making it an ideal retreat for families or couples seeking a peaceful getaway.

The property is designed with an open-plan layout that promotes a sense of space and light, perfect for relaxation and entertaining. The high-quality finishes throughout the home reflect a commitment to comfort and style, ensuring that every moment spent here is enjoyable. The cedar-clad exterior not only enhances the aesthetic appeal but also blends harmoniously with the natural surroundings, creating a tranquil atmosphere.

Set within 20 acres of beautifully landscaped grounds, Una St Ives provides a private yet open environment, allowing residents to fully appreciate the beauty of Cornwall. The lodge includes parking for one vehicle, adding to the convenience of this exceptional property.

As a leasehold property, the annual ground rent is fixed at £500 until 2048, providing peace of mind for future financial planning. With a remaining lease of 993 years, this lodge represents a long-term investment in a sought-after location. The potential yield ranges from a minimum of 4.5% to 6% if the owner's six weeks of usage are not utilised, making it an attractive option for those considering rental opportunities.

In summary, this lodge at Una St Ives is not just a holiday home; it is a sanctuary that offers a harmonious blend of luxury, comfort, and natural beauty, making it a perfect choice for anyone looking to invest in a slice of Cornish paradise.



- CARBIS BAY, ST IVES, CORNWALL LOCATION
- TWO BATHROOMS - BOTH EN-SUITE
- FULLY FITTED KITCHEN
- TWO PARKING SPACES
- LUXURIOUS FACILITIES, INCLUDING GYM, INDOOR & OUTDOOR SWIMMING POOLS & SPA
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING - LOUNGE & DINING
- LOG BURNER & HOT TUB
- FULLY MANAGED RESORT
- ON-SITE AWARD WINNING RESTAURANT & SPA





* WELCOME TO UNA ST. IVES *

A unique, luxury holiday resort set on the fringes of St Ives, a harbourside community known for its special light, quaint fishermen's cottages, narrow streets, stunning beaches and the iconic Tate Gallery. The town was once home to the world-renowned St Ives School of artists. Galleries and studios still abound.

Una St Ives and this special part of Cornwall offer something for everyone - close to home and further afield. Set out along the coastal footpath for a bracing walk, explore the wild moors, stroll along a sandy beach, paddle in the surf, explore a rockpool and later in the day, enjoy a night-sky session around the fire pit before returning to your lodge for a good night's sleep.

Our luxurious and spacious homes provide the perfect base for your Cornish holiday, whenever you choose to visit. If you are seeking a blend of lifestyle and investment, why not opt for our Live & Let scheme? Enjoy up to 6 weeks' own-use each year, coupled with a minimum return of 4.5% on your investment. We will be on hand to provide a first-class letting and management service which will look after you, your home, your family, friends and guests every step of the way.

Open the door to a special kind of holiday home here at Una St Ives, yours to enjoy time after time...

* LUXURY 2 BEDROOM HOLIDAY LODGE *

Unique in concept and design, these luxury properties offer a fresh and harmonious approach to holiday homes.

Set in 20 acres, Una St Ives is a holiday resort unrivalled in the local area. Boasting an open yet private site layout in beautiful surroundings, each home has been designed to provide open plan contemporary living complete with interiors which have been finished to a high specification, very much with your enjoyment in mind. These cedar-clad holiday homes bring together all the elements of a perfect retreat.

The surrounding grounds offer peace and somewhere to unwind, comprising landscaped gardens and relaxation spaces. The stunning on-site amenities include the spa, wonderful indoor and outdoor swimming pools, a gym and an award-winning restaurant - all within a short walk.

* LIVE & LET *

Available to buy as a holiday home for your exclusive own use and to share with family and friends or you can create a blend of own use and letting when opting for our fully-managed Live & Let scheme.

* FURNITURE & EQUIPMENT *

Each Lodge is sold fully furnished and equipped, ready for own-use and for letting. There is nothing that you will need to provide as the new owner. The furniture and equipment is owned by the resort and it is therefore the resort's responsibility to repair or to replace any item that becomes worn or damaged.

* AS AN OWNER, ENJOY ALL THAT UNA ST. IVES HAS TO OFFER *

The fully managed resort offers a wonderful array of facilities, completed and maintained to a very high standard.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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