



ROHRS & ROWE

House By The Water
The Saltings
Lelant
Cornwall
TR26 3DL

- Stunning panoramic views across the estuary
- Charming period residence in a private setting
- Sun terrace opening into a sunroom
- Spacious sitting room
- Dining room enjoying beautiful estuary views
- Well-appointed kitchen with central island
- Impressive principal bedroom suite
- Generous guest bedroom suite and spacious third bedroom
- Garage and useful outbuilding
- Beautiful gardens and grounds extending to just under half an acre
- EPC E
- Council Tax Band F

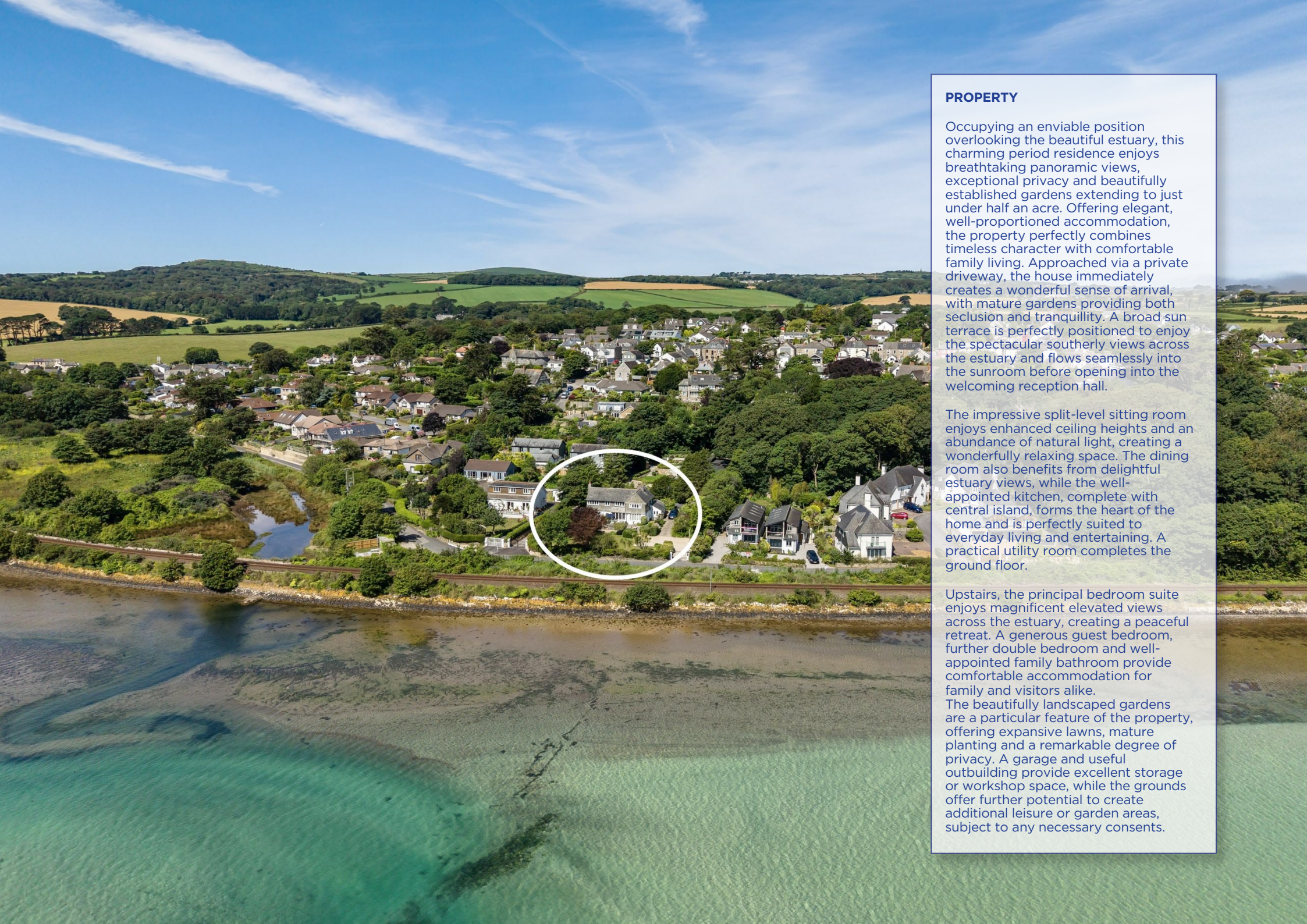


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A CHARMING PERIOD HOME WITH STUNNING ESTUARY VIEWS, GENEROUS THREE BEDROOM ACCOMMODATION AND BEAUTIFULLY PRIVATE GARDENS OF JUST UNDER HALF AN ACRE.





PROPERTY

Occupying an enviable position overlooking the beautiful estuary, this charming period residence enjoys breathtaking panoramic views, exceptional privacy and beautifully established gardens extending to just under half an acre. Offering elegant, well-proportioned accommodation, the property perfectly combines timeless character with comfortable family living. Approached via a private driveway, the house immediately creates a wonderful sense of arrival, with mature gardens providing both seclusion and tranquillity. A broad sun terrace is perfectly positioned to enjoy the spectacular southerly views across the estuary and flows seamlessly into the sunroom before opening into the welcoming reception hall.

The impressive split-level sitting room enjoys enhanced ceiling heights and an abundance of natural light, creating a wonderfully relaxing space. The dining room also benefits from delightful estuary views, while the well-appointed kitchen, complete with central island, forms the heart of the home and is perfectly suited to everyday living and entertaining. A practical utility room completes the ground floor.

Upstairs, the principal bedroom suite enjoys magnificent elevated views across the estuary, creating a peaceful retreat. A generous guest bedroom, further double bedroom and well-appointed family bathroom provide comfortable accommodation for family and visitors alike.

The beautifully landscaped gardens are a particular feature of the property, offering expansive lawns, mature planting and a remarkable degree of privacy. A garage and useful outbuilding provide excellent storage or workshop space, while the grounds offer further potential to create additional leisure or garden areas, subject to any necessary consents.



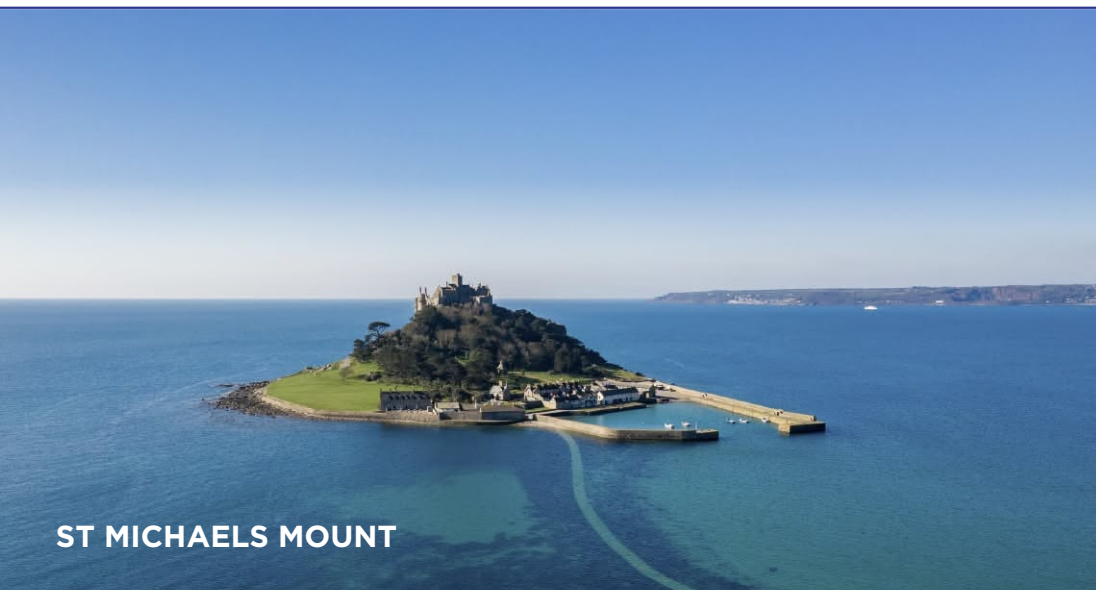




ST IVES



CARBIS BAY



ST MICHAELS MOUNT



LELANT TRAIN STATION 220 METRES

LOCATION

Lelant is a picturesque coastal village overlooking the beautiful Hayle Estuary, just moments from the renowned seaside town of St Ives. With direct access to the South West Coast Path and the scenic St Ives Bay branch railway line only 250 metres away, it offers an idyllic setting for those seeking to enjoy Cornwall's spectacular coastline while remaining well connected.

The prestigious West Cornwall Golf Club overlooks the estuary, while nearby Porthkidney Beach offers a vast expanse of golden sand stretching almost uninterrupted to Carbis Bay. One of Cornwall's most unspoilt beaches, it is perfect for coastal walks, watersports and year-round enjoyment.

Just a few minutes away, St Ives is celebrated for its picturesque harbour, world-renowned galleries, independent boutiques, excellent restaurants and vibrant year-round atmosphere. What makes Lelant particularly special is its peaceful village setting, where historic charm, a welcoming community and stunning natural surroundings combine effortlessly. Surrounded by estuary, coastline and countryside, residents enjoy an exceptional lifestyle with sailing, paddleboarding and waterside walks on the doorstep, while the amenities and cultural attractions of St Ives remain within easy reach. It is little surprise that Lelant is regarded as one of West Cornwall's most desirable places to call home.

DISTANCES

Lelant Train Station: 250m • West Cornwall Golf Club: 0.4 Miles • St Ives: 3 Miles • Penzance: 7 Miles • Truro: 21 Miles • Falmouth: 20.5 Miles • Newquay Airport: 32 Miles





House By The Water, The Saltings, Lelant, St. Ives, TR26



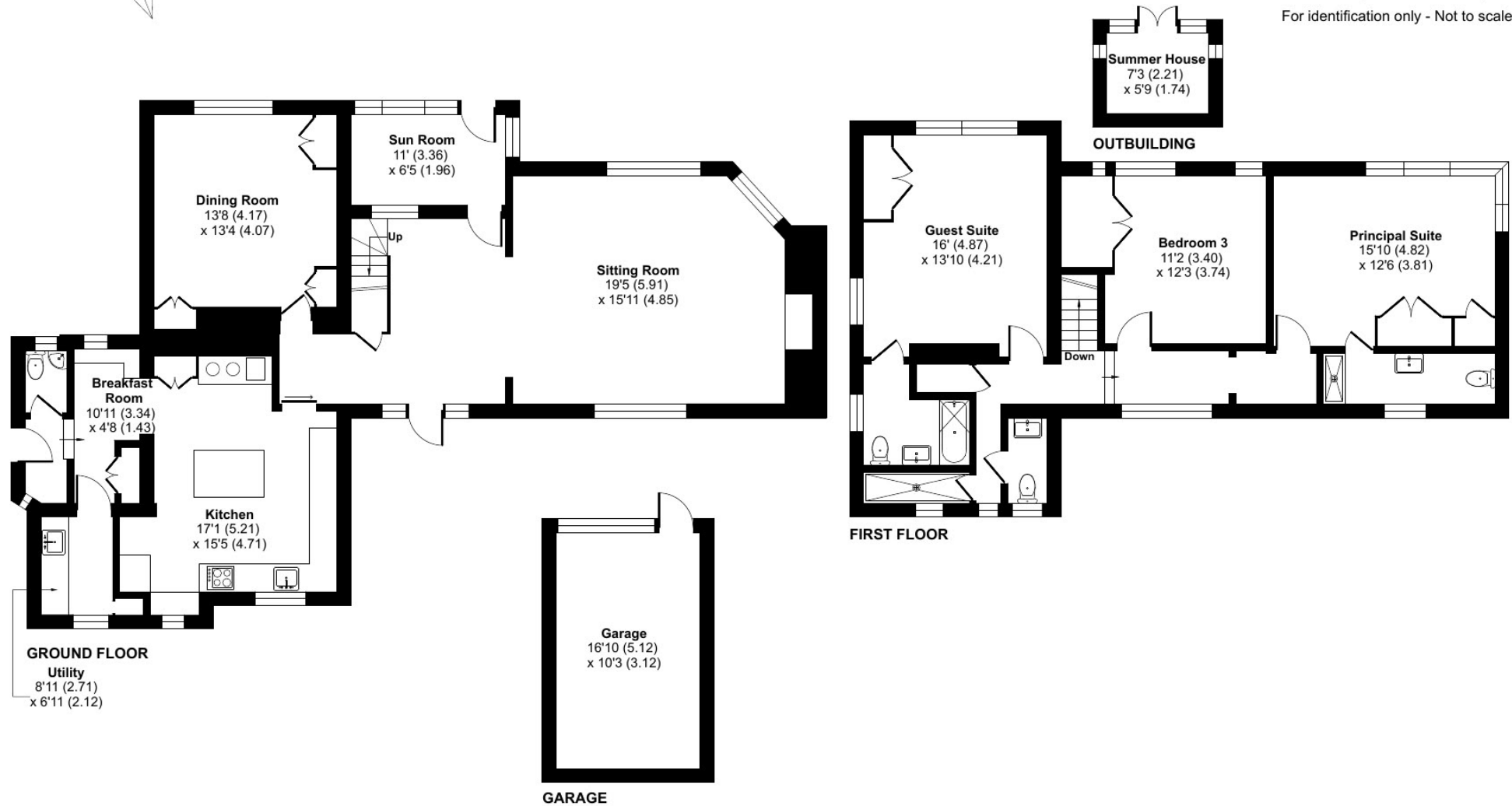
Approximate Area = 2051 sq ft / 190.5 sq m

Garage = 172 sq ft / 15.9 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 2264 sq ft / 210.2 sq m

For identification only - Not to scale





Services: Mains water, electricity & drainage. Oil fired central heating.

Directions: What3words: ///cries.rumble.eternity

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