



19, Polwithen Drive



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Carbis Bay, St Ives, Cornwall TR26 2SP

Carbis Bay Beach 0.6 Miles - St Ives 1.5 Miles

A substantial and extremely flexible family home set within a large plot on the popular Polwithen Drive - Carbis Bay.

- NO ONWARD CHAIN
- Flexible accommodation
- Gardens
- Private Postion
- Freehold
- 4/5 Bedrooms
- Conservatory
- Outbuildings
- Off Street Parking
- Council Tax Band C

Guide Price £675,000

SITUATION

Positioned along the popular Polwithen Drive in Carbis Bay, the property enjoys an enviable coastal setting within easy reach of the area's outstanding beaches and amenities. Carbis Bay Beach is easily accessible and, at low tide, it is possible to walk around the headland at the eastern end of the bay and continue on to the expansive sands of Porthkidney Beach. The picturesque harbour town of St Ives lies approximately a 20-minute walk to the west along the South West Coastal Path.

The coastline surrounding St Ives is renowned for its collection of beautiful beaches, each with its own distinct character. Porthmeor Beach, home to the world-famous Tate St Ives gallery, faces the Atlantic Ocean and is particularly popular with surfers, while the more sheltered beaches around St Ives Bay are favoured by families. Dolphins and seals are regularly spotted along this stretch of coastline. St Ives itself is one of Cornwall's most sought-after coastal destinations, celebrated for its charming maze of narrow streets, traditional fishermen's cottages, independent boutiques, restaurants and art galleries. At the heart of the town is the picturesque granite harbour, where local fishing boats continue to moor alongside its own sandy beach.



A wide range of leisure pursuits can be enjoyed locally, including water sports, coastal walks and golf, with the acclaimed West Cornwall Golf Club overlooking the Hayle Estuary situated less than a mile away. For travel connections, the scenic branch railway line linking Carbis Bay and St Ives connects with the main London to Penzance line at nearby St Erth, providing convenient access to the wider rail network

THE PROPERTY

The property offers substantial and highly flexible accommodation, arranged over one level, making it ideally suited to modern family living or multi-generational occupation if required.

At the heart of the home is a superb open-plan living space, designed to accommodate the demands of contemporary family life, with ample room for both seating and dining areas alongside the kitchen. This sociable space provides an ideal environment for entertaining, day-to-day family living and enjoying views over the gardens. In addition to the principal living area, the property benefits from a large conservatory which offers a pleasant additional reception space and enjoys a lovely outlook over the front garden.

The accommodation comprises of four generously sized double bedrooms together with an additional snug/bedroom, offering versatility for a variety of uses including guest accommodation, a home office, playroom or hobby room. Further accommodation includes a well-appointed family bathroom, an additional shower room and a practical utility room, all contributing to the property's functionality and suitability for larger households.

OUTSIDE

The property is approached via a gated driveway providing ample off-street parking for a number of vehicles. The front garden is predominantly laid to lawn and enjoys a high degree of privacy, creating an attractive approach to the property. In addition, a useful carport provides further covered parking or additional storage space if required.

To the rear of the property offers a decked terrace, perfectly suited to outdoor entertaining and al fresco dining, complemented by a further large paved seating area. The rear garden continues to offer a good degree of privacy and benefits from a range of useful outbuildings.

Formerly utilised as kennelling facilities, the outbuilding now provides excellent additional storage space and offers potential for a variety of alternative uses, including ancillary accommodation or workspace, subject to any necessary consents and permissions.

SERVICES

AWAITING SELLER'S Q

VIEWINGS

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

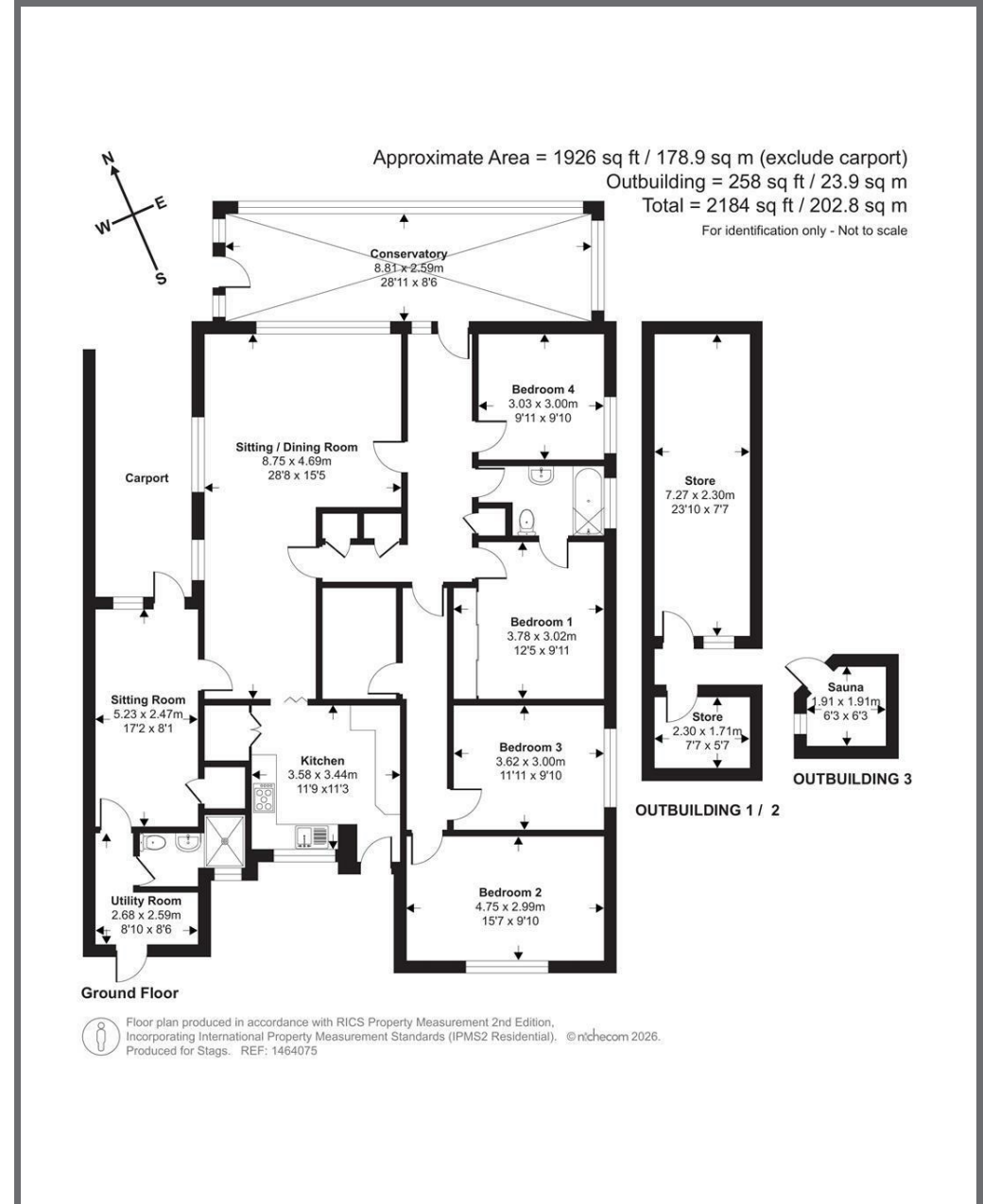
DIRECTIONS

From St Ives Road as you enter Carbis Bay heading towards St Ives, take the left-hand turning onto Penmenor Drive. Continue along Penmenor Drive and take the first right-hand turning onto Polwithen Drive. Proceed for approximately 250 metres, where the property will be found on the left-hand side.

What3words ///treble.train.marinated



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	77	79
(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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