



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10048

Offers around £495,000

Tremorna View,
Wheal Margery, Carbis Bay, St Ives, Cornwall, TR26 2RH

LEASEHOLD
(Plus share of Freehold)



Set in an elevated, prime coastal location above Carbis bay beach with spectacular panoramic views of the bay. Offering 2 bedroomed, 2 bath/shower roomed accommodation with a broad covered sea facing balcony taking in the best of the views.





SUMMARY OF ACCOMMODATION

Kitchen/dining room, sitting room with double doors to sea facing balcony, principal bedroom with en-suite shower room and door out to sea facing balcony, bedroom 2, family bath/shower room.

Outside Allocated parking for 1 vehicle, broad, covered sea facing balcony with panoramic far reaching sea, coastal and inland rolling countryside views.

DESCRIPTION

Set in an elevated, tucked away location with no passing traffic perched above Carbis Bay beach.

Tremorna View has a designated parking space on Wheal Margery and from here steps descend to the front door which opens into a well proportioned kitchen/dining room which opens through to the inner hall giving access to the remainder of the accommodation. The sitting room is to the rear of the apartment and has double doors opening onto the broad covered sea facing balcony with fantastic panoramic views of Carbis Bay and has space for outdoor furniture for one to sit out and enjoy the views.

The principal bedroom is also to the rear of the apartment and similarly has a door opening onto the broad covered balcony but also has a large picture window enjoying the same views. Also off the principal bedroom is a door opening through to its own en-suite shower room. The second bedroom is currently utilised as a twin bedroom. To complete the accommodation is a well proportioned family bath/shower room and useful storage space off the inner hall.

Outside, along with the superb covered sea facing balcony there are communal gardens which are well tended and profusely stocked.

LOCATION

Carbis Bay beach is a very popular, extremely sought after residential area on the outskirts of the ancient Cornish fishing town of St Ives, world famous for its association with the Newlyn School of Art, the pottery of Bernard Leach and sculpture of Dame Barbara Hepworth. Carbis Bay is very well served for local day to day needs with a post office, local shops and schools for all age groups. Carbis Bay is also extremely well served for public transport to nearby St Ives and even has a railway station just a minutes' walk away on the scenic St Ives to St Erth branch line which connects with the main Penzance to Paddington Intercity line (London approximately 4¾ hours). Just a short walk away from Tremorna View are many amenities including the Tesco supermarket.

Carbis Bay Beach is accessed just below the property. The coast path provides an idyllic coastal walk to St Ives, passing Porthminster Beach. Beyond Carbis Bay beach extend the magnificent Porth Kidney Sands – a beautiful unspoilt tidal beach extending to the Hayle Estuary. This particular beach is popular with surfers and with pet lovers, being one of the few in the area where dogs may be exercised all year around.

Nearby St Ives is a vibrant, colourful, picturesque fishing port and resort famous for its mild climate, its harbour, pier and kaleidoscopic selection of shops and galleries interspersed amongst its maze of enchanting, cobbled streets and fisherman's cottages. St Ives has a wide range of shopping, commercial and schooling facilities including some of the area's finest restaurants in addition to the Tate St Ives gallery – a spectacular building facing out across the sea at Porthmeor. Recreational facilities include golf at nearby Tregenna Castle Hotel and also an 18-hole Links course at the West Cornwall Golf Club in Lelant.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the parking spot, steps descend to the front door opening into:-

KITCHEN / DINING ROOM – 14' max x 10'7" max With uPVC double glazed window to the front elevation and door leading through to inner hall. A well appointed kitchen with cream base units set under oak worktops with undermounted 1½ bowl drainer sink with hot and cold mixer taps, Rangemaster oven with five ring gas hob and Rangemaster extractor above. Space and plumbing for white goods, undercounter fridge and separate undercounter freezer, matching wall units and further glass display cabinets. To one end there is space for a dining room table and chairs. From here, a door opens into the:-



INNER HALL With doors into family bathroom, principal bedroom, bedroom 2 and:-

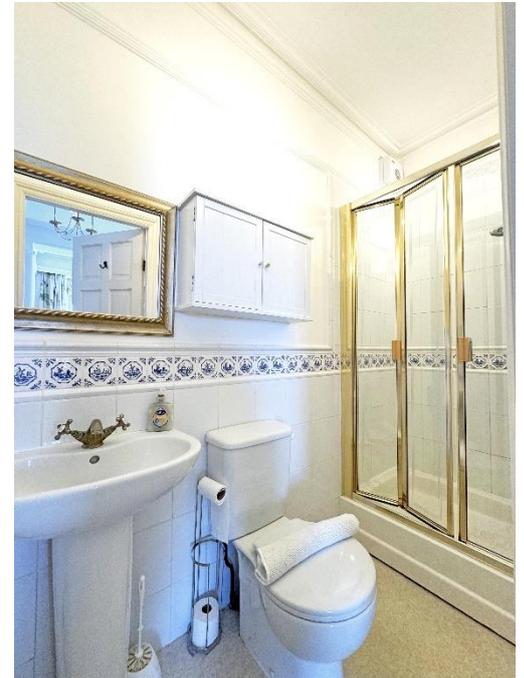
SITTING ROOM – 15'4" x 12'10" A large dual aspect room with uPVC double glazed doors opening onto the broad sea facing covered balcony with exceptional sea views, feature fireplace with tiled hearth.



PRINCIPAL BEDROOM – 15'3" max x 13'4" max UPVC double glazed door leading to the covered sea facing balcony and a further large uPVC double glazed window with exceptional and panoramic sea and coastal views.



EN-SUITE SHOWER ROOM With low flush wc, wash hand basin mounted on pedestal with hot and cold mixer tap, shower cubicle with Mira shower, wall hung storage and heated towel rail.



BEDROOM 2 – 10'9" max x 7' max
UPVC double glazed window to the side elevation with deep sill.

FAMILY BATH / SHOWER ROOM With low flush wc, wash hand basin mounted on vanity unit with hot and cold mixer taps, large panelled bath with hot and cold mixer taps and Mira shower above.



OUTSIDE



To the front is allocated parking for 1 vehicle. From here, steps descend to the apartment's front door. To the rear of Tremorna View is a fantastic, covered sea facing balcony with plenty of space for outdoor furniture, exceptional sea and coastal views of the whole bay.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR26 2RH.

SERVICES Mains water, mains drainage, mains electricity and mains gas.

COUNCIL TAX BAND B (see www.mycounciltax.org.uk).

TENURE Leasehold Remaining term of lease 965 years on a 999 year lease. £2,000 per annum maintenance charge including buildings insurance. £50 ground rent payable per annum.

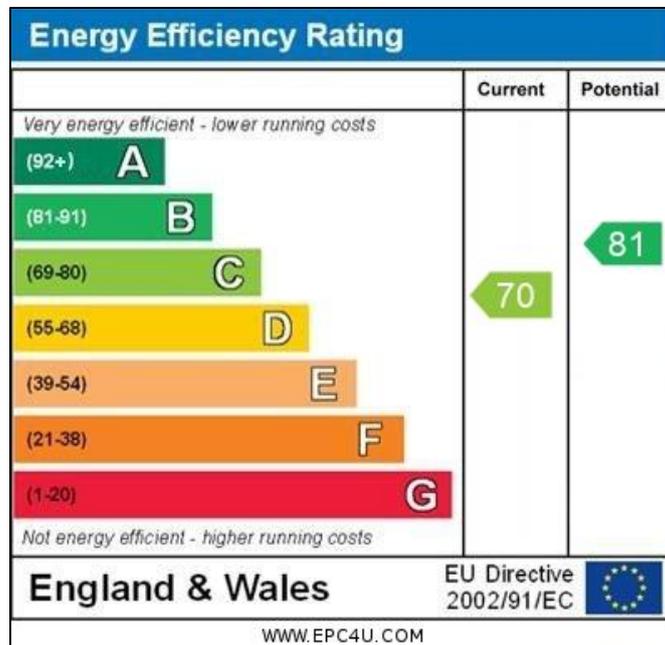
DIRECTIONS From the A30 proceeding west, follow the A30 around Hayle and at the large roundabout turn right signed to St Ives, Lelant and Carbis Bay. Proceed through Lelant and Carbis Bay, over a mini roundabout, passing a Tesco superstore on the left hand side. Shortly after this pass The Cornish Arms on the left hand side and then turn right onto Treloyhan Park Road. Pass to the left hand side of the island of trees, continue along and at the end of the road there is a turning left onto Wheal Margery where Tremorna View can be found after a short distance on the left hand side.

AGENT’S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

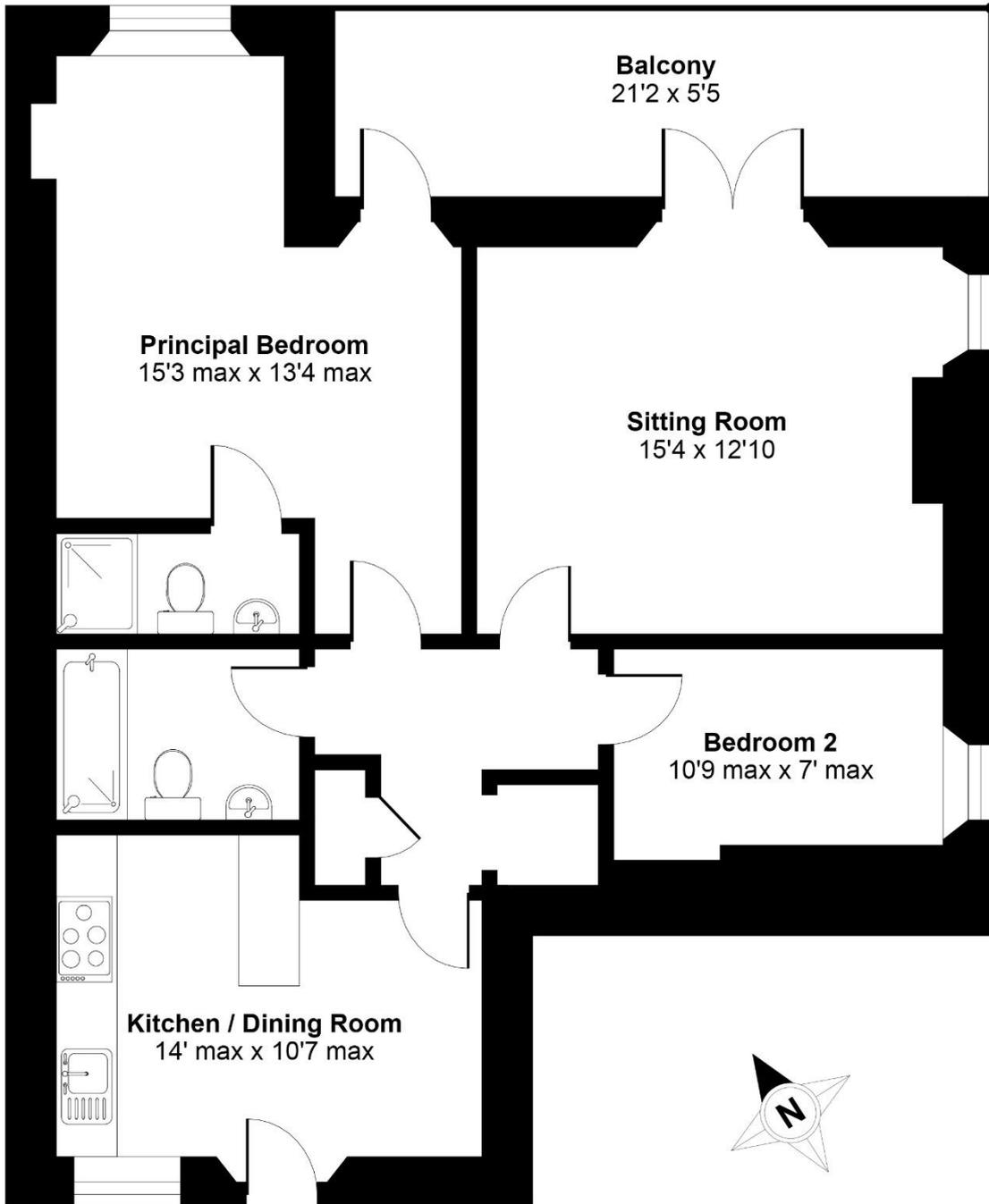


Not to scale – for identification purposes only.

Tremorna View, Wheal Margery, Carbis Bay, St. Ives

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



FIRST FLOOR

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