





## 4 Cornwallis

Headland Road  
Carbis Bay  
St. Ives  
Cornwall  
TR26 2RD

3 Bedrooms  
1 Reception Rooms  
2 Bathrooms  
118 Sq. Metres

**Guide Price**  
**£580,000**



## Hear the waves lapping the beach from the balcony of this large frontline apartment

A well-established residential apartment with stunning sea views towards St Ives & Godrevy.

Carbis Bay is nicely situated between Lelant and St. Ives and enjoys the benefit of a coastal footpath into the towns. The property is just a few minute's walk from the local coastal train line into St Ives.

This apartment has the benefit of a ground floor entrance (no need for stairs or the lift) to the front yet is elevated to the rear for security and views. As soon as you enter this wonderful apartment it has a feeling of light and space and you are immediately drawn to the stunning sea views from the good size covered balcony and expansive bay window. The sounds of the waves lapping the shoreline is soothing and a reminder that the beach is just a few steps away. The apartment is of generous proportions, having a large living/dining room, separate kitchen and two double bedrooms both with en-suites. It is in very good decorative order and was fully professionally redecorated a few years ago. This small well established development has private gated access to the front and the apartment has an allocated parking space.

From the hallway you are immediately drawn to the open plan spacious lounge dining room with wonderful sea views towards St Ives and Godrevy. From the dining room area there is a sliding patio door leading onto a good size under cover balcony. The light and airy sitting room in one of only a few properties in the block having an expansive bay window area, again giving great views. There is a decorative fireplace and mantle over.

From the main hallway there is a door to the kitchen on your right, with built-in cupboards above and below the laminate worktops. There is a Bosch solid ring hob with extractor and lights above, and under counter lighting. There are two separate built-in ovens with a microwave above. There is a built in Bosch washer/dryer and also a fitted fridge and freezer. The flooring is laminate and the kitchen is large enough for a useful breakfast area. The kitchen also houses the mains gas boiler and inset spotlights.

The property benefits from a very good size master bedroom with an en-suite bathroom with a bath as well as a separate shower cubicle. The second bedroom is also of good proportions and has an en-suite shower room and the additional benefit of a jack-and-jill access door onto the main spacious hallway as well as from the bedroom. Both bedrooms have built in wardrobes. There is an airing cupboard in the hallway which also houses the heating controls. Opposite this is a useful storage cupboard with shelves and coat pegs.

Just outside the apartment front door, there are steps leading down to the communal gardens at the rear of the property overlooking the sea. The first garden area you get to feels sheltered and has well established shrub and flower borders. The gardens are nicely maintained as part of the service charges. From the main garden area there is a further small gravelled garden and seating area to the left and another hidden garden area to the right of the property, both of which enjoy stunning coastal views and privacy, this second hidden garden has a magical feel to it.

Rarely to apartments in this building come to the market. Being much larger than most modern apartments, having frontline, uninterrupted views, attractive gardens and access to the coastal footpath to the beach from the property is highly desirable. For those looking for a lock-up-and-go main or holiday home this apartment should certainly be considered.







# Surrounding Area

Carbis Bay is a popular village overlooking the sparkling waters of St Ives Bay. It has a range of local amenities including shops, church and primary school and there is a supermarket within walking distance of the property.

St Ives is the nearest town at around a mile away and offers additional facilities including a secondary school. Within walking distance is Carbis Bay train station, a stop along a picturesque branch railway that connects Carbis Bay with St Ives (3 minutes) and the main line at St Erth (9 minutes). This enables taking the train from central London to the local station which is a short walk from the apartment. The A30 is 3 miles distant and connects with many of the main Cornish towns and the M5 at Exeter.

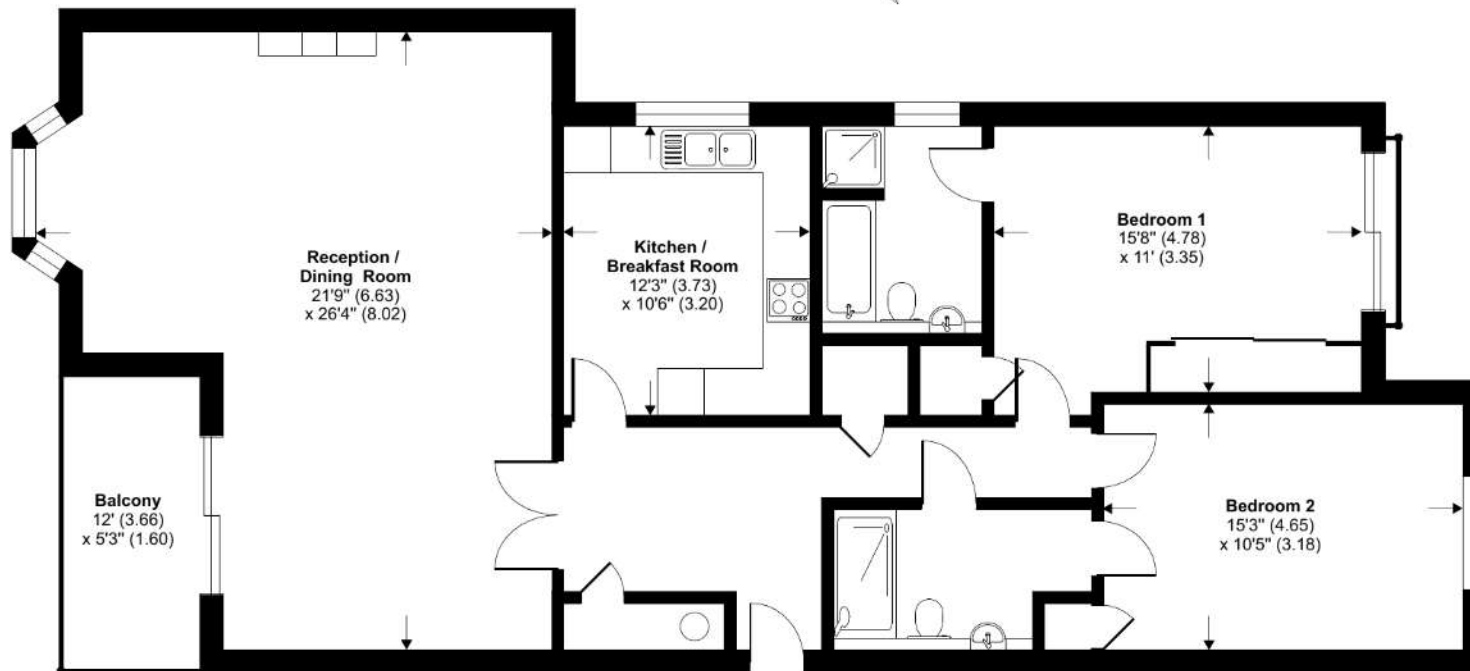
Carbis Bay Beach is accessed at the end of the road which runs past the property and comprises a large stretch of golden sand running from Porthminster Point to Hawke's Point. The coastal footpath offers views of some of the finest scenery in the country, as do the walks across the Penwith Moors.



# Cornwallis Headland Road, Carbis Bay, St. Ives, TR26

Approximate Area = 1277 sq ft / 118.6 sq m

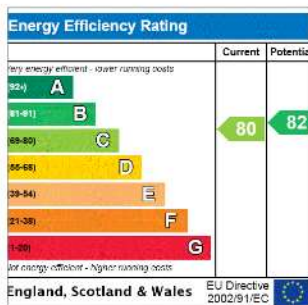
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Humberts. REF: 1036683



### Additional Information

Services: Mains Water & Drainage. Gas Central Heating  
 Council Tax: Band D  
 Tenure: Freehold  
 Local Authority: Cornwall Council

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