



Garden apartment

Carbis Bay, St. Ives

St Margaret's, St. Ives Road, Carbis Bay St. Ives, TR26 2JS

A stunning apartment, beautifully proportioned and appointed throughout with access from all rooms to a deep, full width private terrace within walking distance of Carbis Bay beach

Distances

Carbis Bay beach – 750 yards; Branchline rail – 700 yards; Porthminster beach – 1.2; West Cornwall Golf Club – 1.5; St Ives harbour front – 1.6; Porthmeor beach – 2; Marazion and Mount's Bay – 9; Gwitherian – 7.5; Penzance (mainline rail) – 8.5; Gurnard's Head (Zennor) – 8.5; Truro – 24; Cornwall Airport (Newquay) – 37.5

(All distances are approximate and in miles)

Situation

Situated within a short walk of Carbis Bay beach, one of Cornwall's seven award-winning Blue Flag 2019 beaches, with safe bathing beach surrounded by subtropical splendour.

Facing northeast and just one mile east of St Ives, the beach is an ideal spot for families with toddlers as the sea here is perfect for swimming. Served by the picturesque St Ives branch line and around a mile long, the golden sands bathe in the bright light of west Cornwall and a short walk on the east side of the beach at low tide brings you to Porth Kidney sands where you'll find a RSPB bird sanctuary, an important habitat for sea birds. Part of an array of beaches that make up St Ives Bay, listed as one of the world's best by the Most Beautiful Bays in the World Organisation, the beach at Carbis Bay is surrounded by sub-tropical plants and lapped by turquoise waters which just might just have you thinking you were somewhere much further south. Paddleboarding, kayaking and surfing are all on offer, along with scenic walks along the coast path or a round of golf at the nearby golf club, one of Cornwall's most awe-inspiring. The branchline railway provides a regular service to St Ives with a mainline connection at nearby St Erth meaning that day trips are easy and varied.

St Margaret's is the perfect gateway to the best that west Cornwall has to offer. Escape, relax, unwind and recharge in this superb apartment.





The property

- Impeccably presented with high quality fittings
- Open plan living room / dining room / kitchen with doors to terrace
- Fully fitted kitchen with appliances
- Master bedroom with en suite shower room and second double bedroom both enjoy access to spacious terrace.
- Both family bathroom and en suite include Villroy & Bosch fittings and are fully tiled
- Underfloor heating throughout
- Gated development
- Elevator access
- Entry videophone system
- Storage within communal area
- Completed in 2019, residue of ten-year warranty

Outside space

- Large private terrace, providing ample entertaining space
- Overlooking woodland copse
- Direct access to woodland path that leads to beach
- Private woodland area
- Parking area exclusively for the residents with coded security gates
- Allocated parking space
- Visitors' parking

Shore recommendations

- Walk straight to the beach at Carbis Bay and enjoy the golden sands in this idyllic bay
- Head to St Ives for a day of exploring the winding streets of this historic and iconic Cornish seaside town
- Some of Cornwall's best seaside restaurants are close by including the Carbis Bay Hotel Beach Club, Porthminster and Porthmeor Beach Cafés
- Visit the Tate and the Barbara Hepworth museum for two of the best and most contrasting galleries in Cornwall
- Visit as many local artists in residence as possible – St Ives has always been one for the UK's best places for art
- Every Tuesday night, St Ives Jazz Club at the Western Hotel hosts the best local, national and international musicians
- Learn to kayak, surf and paddleboard before recharging the batteries at the St Ives Hotel & Spa
- Head out further afield to the finest that west Cornwall has to offer: drive the coast road from St Ives to Zennor, drop in to the Gurnard's Head before continuing to Sennen, Cape Cornwall, the Minack Theatre and Porthcurmo, then Mousehole and Newlyn, amongst many more open air and natural wonders.

Tenure and services

Leasehold, 999 years. £1,563 maintenance charge. Mains gas, water and drainage. Gas central heating. Council tax: E. Broadband: Superfast is available.

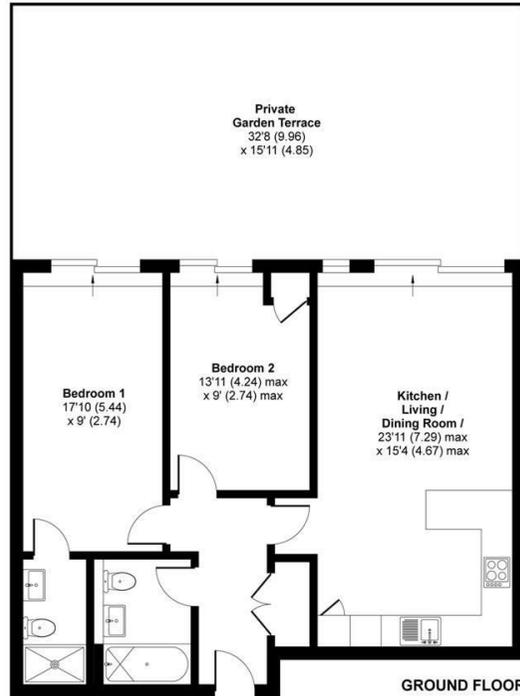
Fixtures and fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

2 St. Margarets, St. Ives Road, Carbis Bay, St. Ives, TR26 2JS

Approximate Area = 793 sq ft / 73.7 sq m (excludes garden terrace)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Shore Partnership Limited. REF: 610393



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
		83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		87	87

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