



Owl's House

Lelant, St Ives





Owl's House, Church Road, Lelant, St Ives TR26 3DY

Sensational south facing contemporary home of the highest quality with superb attention to detail throughout, enjoying a highly private and discrete setting in a tucked away position within the shortest of walks of Porthkidney beach and one of Cornwall's best golf courses, moments from Carbis Bay and St Ives.

- Completed in 2018
- Extremely high quality
- Meticulous standard of presentation
- South facing gardens
- Discrete location
- Over 4,500 sq ft
- Contact Ben Davies for further information

West Cornwall Golf Club – 350 yards; Porthkidney beach – 450 yards; Carbis Bay – 1.5; St Erth (mainline and branchline rail) – 1.5; St Ives – 2.5; Gwithian – 5; Marazion - 6; Truro - 23; Cornwall Airport (Newquay) – 36.5;

(all distances are approximate and in miles)

The location

Owl's House is one of the very finest contemporary homes to have been built in the area in recent years and is discretely positioned to discover the very best that west Cornwall has to offer. With its private situation and relaxing, sunny gardens, this is the perfect place in which to unwind and recharge within luxurious accommodation of the very highest standard.

Situated within a short walk of the beautiful sandy beach at Porthkidney, with The Towans on the other side of the estuary, the small village of Lelant is perfectly positioned for Carbis Bay, St Ives and Gwithian Bay, and so convenient for exploring west Cornwall and further south to Mount's Bay.

Paddleboarding, kayaking and surfing are all on offer, along with scenic walks and inspiring runs along the coast path, or a round of golf at the nearby golf club, one of Cornwall's most breathtaking. 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.









The property

- Wonderfully proportioned and extremely high quality
- Presented to the highest standards and with interiors of exquisite taste
- Triple aspect, light and spacious open plan kitchen /dining / living area communicating perfectly with the gardens
- Charles Yorke bespoke kitchen with Dekton tops, Miele appliances (two ovens, induction hob, microwave, warming drawers and dishwasher), wine cooler, Liebherr fridge / freezer and two Quooker taps.
- Bespoke walnut stairs by Cornwall Stairs, flanked by granite tiled walls to match feature wall within living area, with double height floor to ceiling window
- Separate double aspect sitting room providing a tranquil and quiet private space, leading to the garden and complemented by a RAIS 'Pilar' wood burner, recessed Sony TV with KEF speakers
- Wonderful reception hall with cloakroom, utility and study (with fitted handmade units), providing access to the double garage and games room
- Stunning master bedroom suite with garden views, sliding pocket doors to a large dressing room (with handmade units by Ben Williams of Hayle) and sensational en suite shower room with twin basins and Dekton tops
- Guest bedroom with garden views and en suite shower room
- Third double bedroom with garden views; fourth double bedroom with view of St Uny Church
- Sensational bathroom with sauna, freestanding bath and walk-in shower
- Games / TV room above the double garage











The gardens

- Beautifully designed, south facing gardens, perfect for outdoor dining and relaxation.
- Level lawn with attractive borders
- Large decked terrace
- Partly covered terrace defined by mature olive tree
- Well stocked sheltered garden with winding path through tree ferns, perennials, sub-tropical and Cornish varieties
- Evening sundowner enclave
- Kitchen / utility garden with raised lavender bed
- Extensive double garaging (with store), parking and turning for several cars, with the property remaining discretely situated away from passers-by.

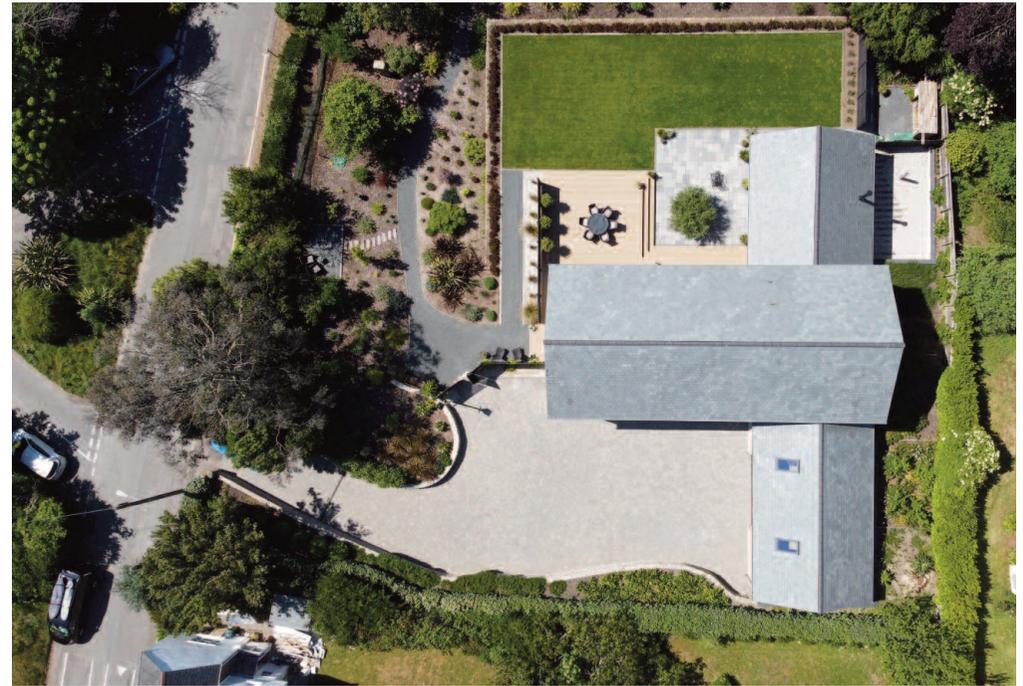
Tenure, services and further information

Freehold. Mains water, drainage and electricity. Gas fired central heating. Underfloor heating throughout. Council Tax: G. Broadband: Superfast (fibre) is available in the postcode.

- Beam and block construction with Architect's Certificate
- Triple glazed windows (powder coated aluminium externally, timber internally). Aluminium guttering
- Villeroy & Boch and Vado bathroom fittings
- Textured engineered flooring in reception hall, sitting room and study
- Sonos sound system in selected areas
- Full house alarm system
- Composite millboard decking
- External lighting. Electrics in place for driveway gates

Directions

Travel westbound on the A30 following signs to St Ives. Upon entering the village of Lelant (just before Carbis Bay), turn right on the corner following signs to St Uny Church and Golf Links. Continue along Church Road and Owl's House is located on the left hand side, just before the church and coast path.



Shore recommendations

- Walk straight to the beach at Porthkidney and enjoy the golden sands
- 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 Porthcurno, then Mousehole and Newlyn, amongst many more open air and natural wonders.

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.

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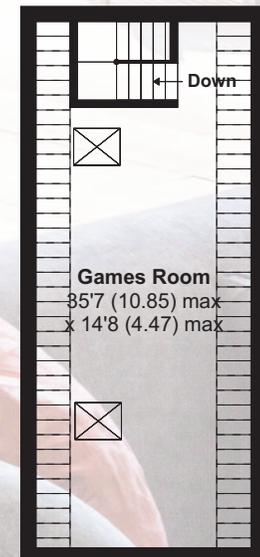
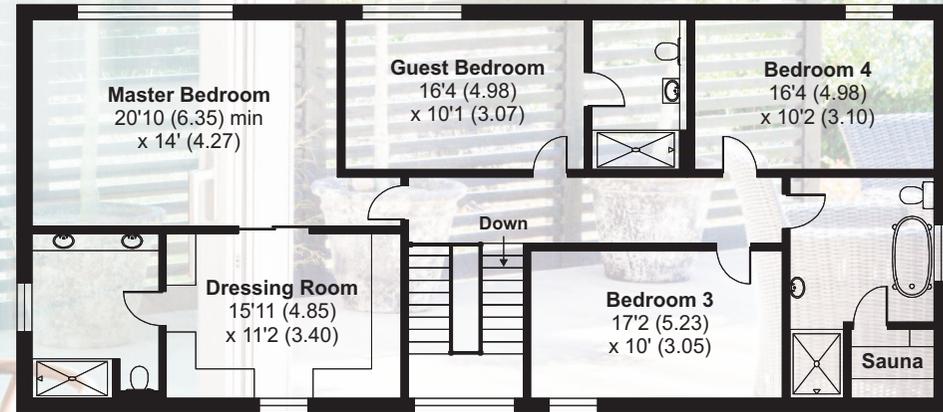
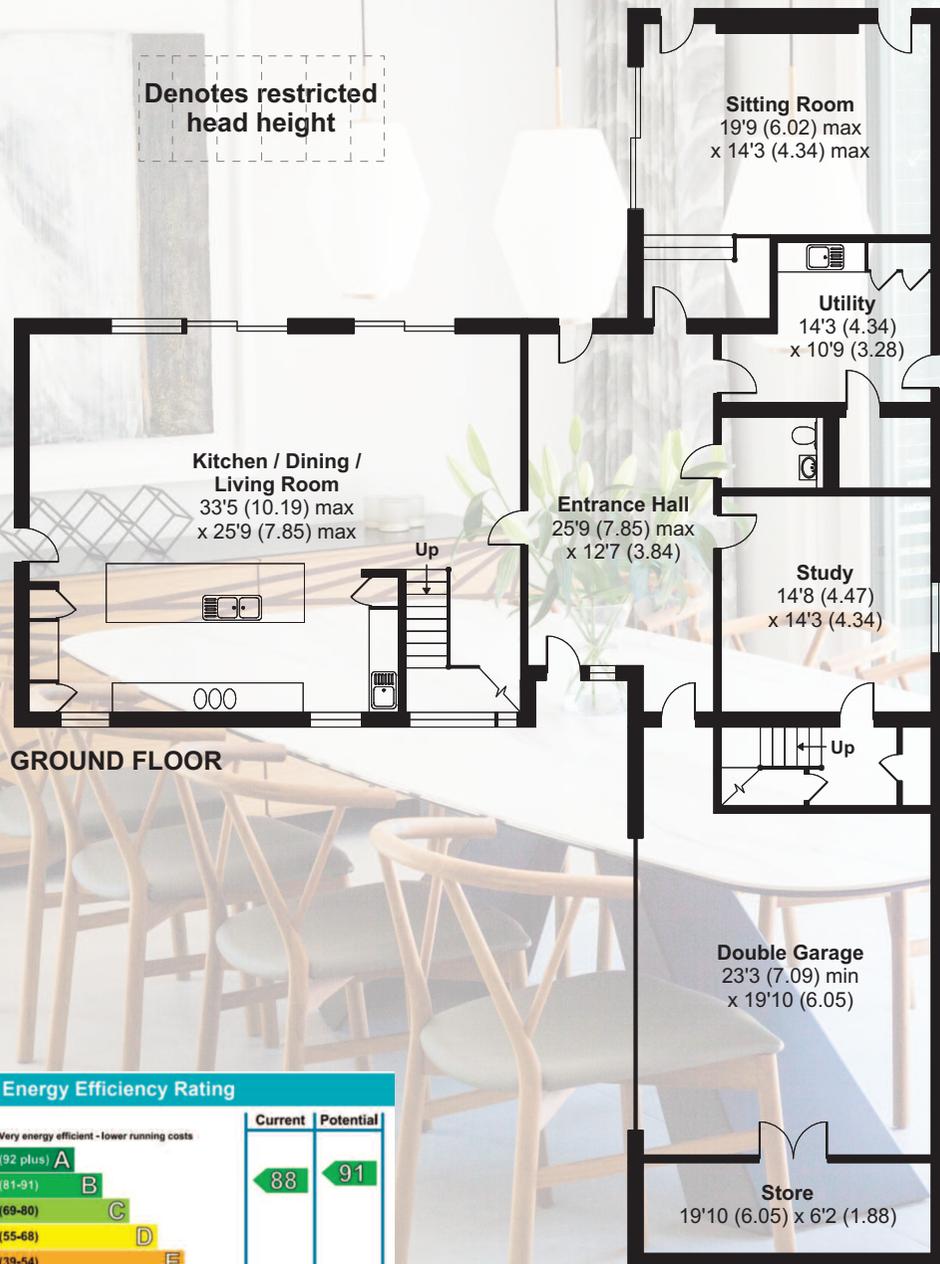
Approximate Area = 3534 sq ft / 328.3 sq m

Garage = 1058 sq ft / 98.2 sq m

Total = 4592 sq ft / 426.5 sq m

For identification only - Not to scale

Denotes restricted head height



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			
		88	91





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