



2 Praed Place

Lelant, St Ives



2 Praed Place, Church Road, Lelant, St Ives, TR26 3DX

Stunning, high quality and contemporary home, beautifully finished to an exacting standard throughout, enjoying a quiet and exclusive position within a short walk of the coast path, Porhtkidney Beach and West Cornwall Golf Club..



Distances

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

Lelant is a pretty historic village that became an important port in mediaeval times and there are still remnants of its many quays running along the western banks of the Hayle estuary. Praed Place is located towards the end of Church Road, approximately 200 yards from the church of St Uny, the start of the 13 mile walk to St Michaels Mount known as St Michael's Way.

Along the side of the church, a footpath leads directly onto Porthkidney beach and the estuary. This footpath passes over one of Cornwall's most breathtaking golf courses and under the picturesque St Ives Bay branchline, one of the most stunning coastal railway journeys, and Lelant halt is approximately 500 yards away providing a direct link to St Ives.

This stretch of coastline is recognised as one of Cornwall's best holiday destinations by virtue of the stunning beaches and wild countryside. The quieter and lesser known Lelant is the perfect gateway to all that West Cornwall has to offer.



The property

- Stunning detached house with pillared and slate hung façade
- Remodelled and completely refurbished by the current owners to an exacting standard
- Quiet, almost traffic-free position on this exclusive small development of five homes
- Highly private setting with enclosed southerly facing gardens and terracing
- Contemporary and modern interiors
- Attractive reception hall with beautiful oak staircase
- Modern and superbly appointed vaulted kitchen flowing beautifully through the dining room to the garden room
- Delightful vaulted garden room with French doors to the sunny gardens
- Spacious sitting room with woodburner communicating perfectly with the garden
- Ground floor study and shower room
- Spacious open galleried landing with box bay, perfect for additional home office or quiet reading area
- Four bedrooms including master with en suite shower room
- Well-appointed family bathroom
- Plenty of storage including double cupboards in the reception hall and landing, with built in wardrobes in three of the bedrooms.
- Useful utility with outside and integral door to the garaging



The garden and grounds

- Southerly facing terracing and gardens
- Well enclosed with a high degree of privacy
- Large terrace communicating seamlessly with the living spaces
- Beautifully landscaped, planted and tended
- Kitchen garden area with raised beds
- Lawned areas bordered with mature shrubs and trees with connecting paths
- Attached garaging with ample driveway parking and turning

Tenure, services and further information

Freehold. Mains water, drainage, electricity and gas. Gas fired central heating with underfloor heating. Council Tax: Band F. Management company: £400/£450 per annum to maintain the close. Fibre broadband is available within the postcode.

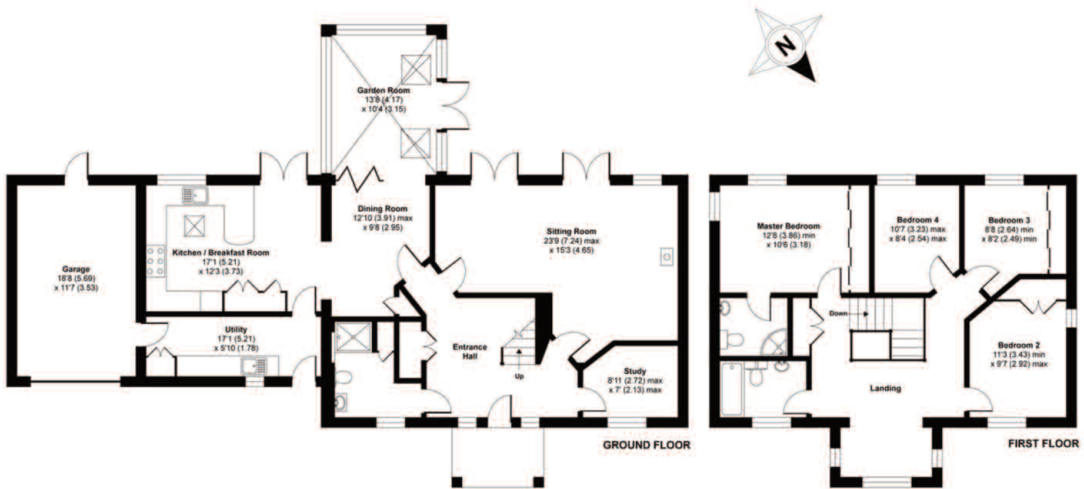
Directions

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 for 350 yards and Praed Place is on the left, just before the church and coast path.

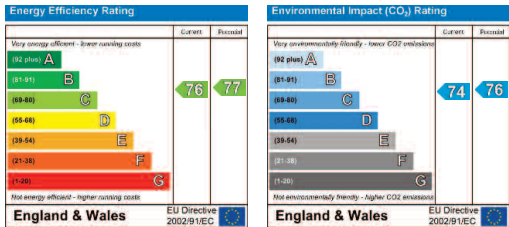


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Main House = 2095 sq ft / 194.6 sq m
Total = 2320 sq ft / 215.5 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Shore Partnership Limited. REF: 631133



FIXTURES & 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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