



Oaklands

Lelant, St Ives







Oaklands, Vicarage Lane, Lelant, St Ives, TR26 3EA

A distinctive, unique and imaginative contemporary home, thoughtfully designed to maximise the views towards the estuary and beyond, enjoying a highly discrete, tucked away and quiet setting on Vicarage Lane set within gardens, grounds and private woodland of 1.2 acres; a truly enchanting, modern and versatile home providing four en suite bedrooms along with a gym room and home office, perfect for the demands of modern families.

- Unique and wonderfully spacious
- Far reaching estuary views
- Four bedrooms, all en suite
- Home gym and large study
- Incredible open plan kitchen / dining / family room
- Separate sitting room
- Terraces and south facing lawned gardens
- Private woodland
- Double garage and gated driveway parking
- Over 3,500 sq ft of accommodation

Lelant branchline railway halt – 350 yards; West Cornwall Golf Club – 0.5;
Porthkidney beach – 1; St Erth (mainline and branchline rail) – 1; Carbis Bay – 1.7;
St Ives – 2.8; Gwithian – 5.5; Marazion – 5.5; Truro – 23; Cornwall Airport (Newquay) – 36

(all distances are approximate and in miles)

The location

Built in 2015, Oaklands is one of the most intriguing, surprising and exciting modern homes to have been built in Lelant in recent years. With its light, spacious and imaginative accommodation, with a special atmosphere and feeling of being up in the trees whilst looking down to the water, this is the perfect place from which to explore the incredible outdoor lifestyle that the St Ives area and west Cornwall has to offer.

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 individual, imaginative and spacious
- Stunning combination of split levels, vaulted ceilings and floor to ceiling windows to take full advantage of the beautiful setting
- Entrance vestibule with centrally positioned 'turret' stairway creating an immediately impressive welcome
- Light, spacious and quadruple aspect open plan kitchen /dining / living area with vaulted seating area and views through the living room to the estuary
- Solid oak kitchen with granite tops, tiled floor, central island / breakfast bar and NEFF appliances (cooker, microwave, 5-ring induction hob and dishwasher). Elica extractor
- Superb dual aspect sitting room with vaulted ceiling, Jotul woodburner, estuary views and sliding doors to the south facing terrace
- Separate utility with garden access
- Well appointed cloakroom/WC finished in oak and with Kohler sanitaryware
- Master bedroom, independently positioned, providing great privacy. Vaulted ceiling with curved, floor to ceiling windows providing a glorious view of the gardens, estuary and beyond. Fitted wardrobes and beautifully appointed en suite bathroom with separate bath and shower.
- Oak stairs and galleried landing above the dining area with a view of the front garden
- Three double bedrooms, all with en suite shower rooms and fitted wardrobes. Two of the bedrooms enjoy the far reaching estuary views.
- Home gym room with access to the cellar (housing controls for the solar panels). Garden access and estuary views.
- Triple aspect and highly spacious study / home office, bright and sunny with its southerly aspect, views and door to the garden / terrace
- 3,524 sq ft











The gardens, woodland and garage

- Double garage with vaulted roof
- Gated brick paviour driveway, attractively bordered by lawns, providing parking and turning for several cars
- Granite steps to the main entrance with granite paths (and external lighting) extending all the way around the house
- Sun terraces and level lawns enjoying the wonderful views
- Well stocked borders, kitchen garden and greenhouse
- Creating the most incredible and atmospheric wild garden with the potential for slides, zip wires and treehouses, the private woodland valley features a variety of mature trees, camelia and tree ferns. Access to the public woodland and branchline halt beyond.



Tenure, services and further information

Freehold. Mains water, drainage (via private pumping station), gas and electricity. Underfloor heating throughout. Solar panels (for electricity) with F.I.T. Broadband: Superfast is available in the postcode. Council tax: Band G

Directions

Travel westbound on the A30 following signs to St Ives. Upon entering the village of Lelant (just before Carbis Bay), turn right into Vicarage Lane, bearing left towards the bottom of the hill. Oaklands is positioned on the right hand side.



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.

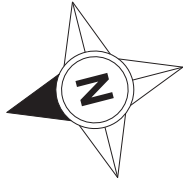
Fixtures and fittings

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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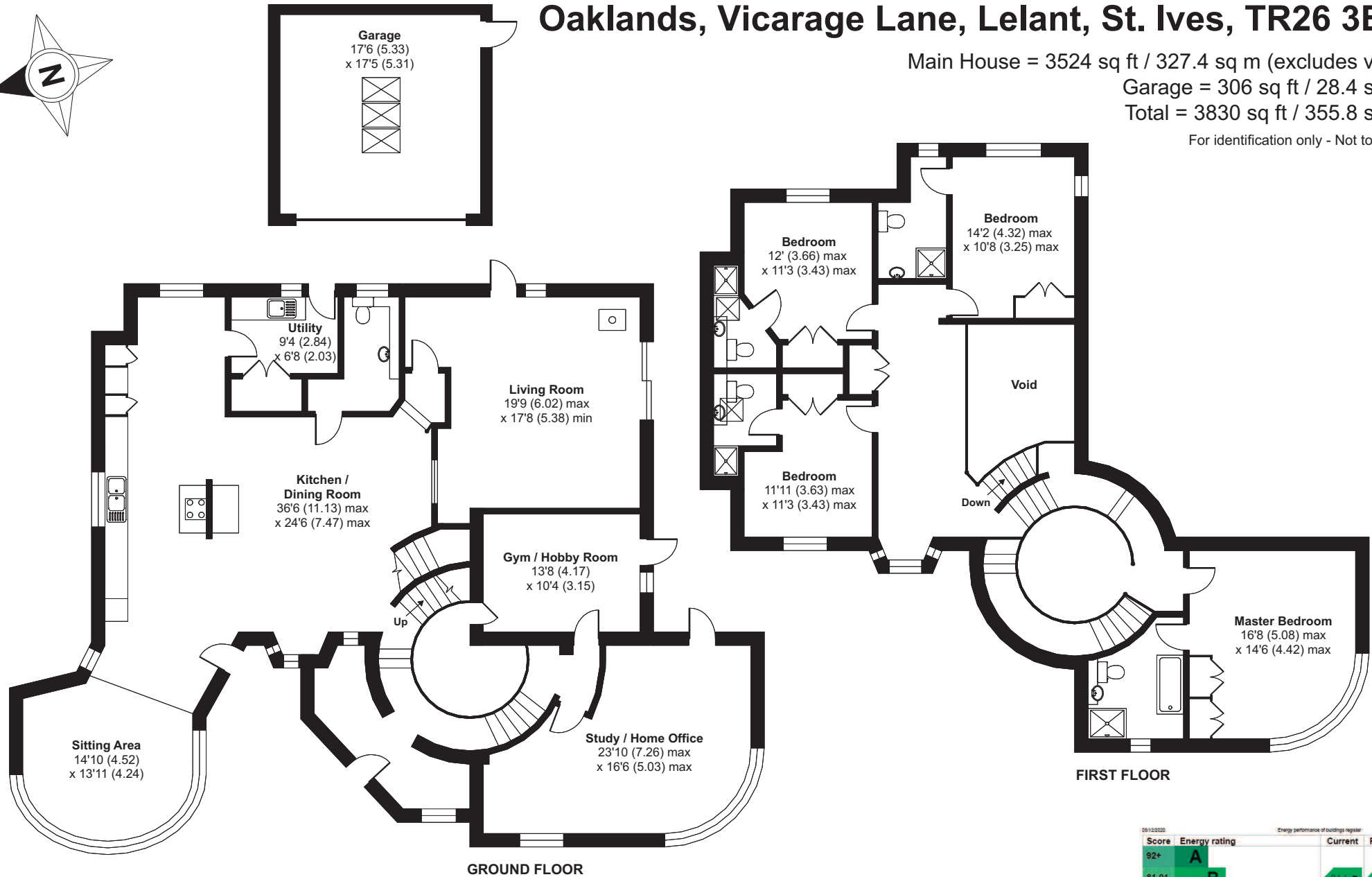
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Main House = 3524 sq ft / 327.4 sq m (excludes void)

Garage = 306 sq ft / 28.4 sq m

Total = 3830 sq ft / 355.8 sq m

For identification only - Not to scale



09/12/2020		Energy performance of buildings register	
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2020.
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