



Number 5

Carbis Bay, St. Ives





5, Gwel Marten Headland Road, Carbis Bay, St. Ives, Cornwall, TR26 2PB

Commanding mesmerising panoramic sea views from St Ives in the west, over Carbis Bay and across to Godrevy lighthouse, a sensational apartment with world-class interiors and stunning attention to detail, blending taste, style and durability impeccably.



Distances

Carbis Bay beach – 500 yards; West Cornwall Golf Club – 1.3; St Ives – 2; Gwithian – 7; Marazion – 7; Gurnard's Head (Zennor) – 8.5; Cornwall Airport (Newquay) – 37.5;

(All distances are approximate and in miles)

The Location

Positioned along Headland Road and commanding uninterrupted, frontline sea views with the beautiful beach at Carbis Bay taking centre stage, Number 5 is located within a short walk of the beach, one of west Cornwall's finest, and often much quieter than the busy beaches at St Ives.

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 clarity of light, sandy beaches and turquoise waters of the bays in this area have attracted artists and holiday makers to this idyllic seaside location since the 19th century. With a rich history and fascinating seafaring heritage, the winding cobbled streets of St Ives that were once the homes and inns of sailors and fishermen are now peppered with boutique shops, quality restaurants, pubs and cafes showcasing Cornwall's fabulous delicacies.



The Apartment

- Completely renovated, remodelled, designed and curated in 2016/17 by Monotypic architectural and interior design
- Unique, bespoke and extremely high quality interiors of a world-class standard
- Mesmerising sea views of Carbis Bay beach, St Ives and the open ocean
- Contemporary, calming and luxurious
- Open plan living with high end kitchen, fitted dining space and living area, all taking in the outstanding views
- Master bedroom with stunning en suite bathroom
- Second double bedroom
- Family bathroom
- Discrete storage throughout

The Grounds & Parking

- Undercover parking space (carport)
- Communal lawned gardens extending the full width of the building
- Easy access to the coast path and beach



Specification and Technical Detail

Kitchen: Bespoke Corian tops with solid Ash edging. Fenix NTM smart material walls and splashbacks. Hettich kitchen units. Bosch integrated oven and separate microwave / combination oven. Bosch induction hob. Bosch low noise washing machine. AEG dishwasher. Elica hidden extraction unit. Gorenje fridge / freezer.

Living / dining space: Bespoke dining table matching worktops with powder coated steel legs. 'Banquet' seating with spillproof upholstery and hidden storage. CDA integrated wine cooler. Window seating with concealed storage within the bay with tilt & turn windows.

Bathrooms: Seamless with Corian wrapped floor-to-ceiling, Bagno Design fittings, Stone resin bespoke sinks, Mira Platinum digital wireless shower controls, heated towel rails, mirrored cabinets and mood lighting.

Bedrooms: Bespoke fitted storage, desk/vanity areas, bed frames and headboards. Harrison Spinks wool and cashmere luxury mattresses. Bedroom 2 has zip and link beds to make twin or superking as required.

Technology: Q-Acoustics ceiling speakers with Retrotouch Bluetooth audio system to kitchen /living areas and master bedroom including en suite and bedroom 2. Smart TVs. CAT5 with data points. Central ethernet switch ensuring that TV streaming does not use wireless bandwidth. Smartphone controlled underfloor heating, hot water and sound system. USB points throughout. Click smart lighting within kitchen / living areas with remote control. Low energy LED lighting throughout.



Tenure, services and further information

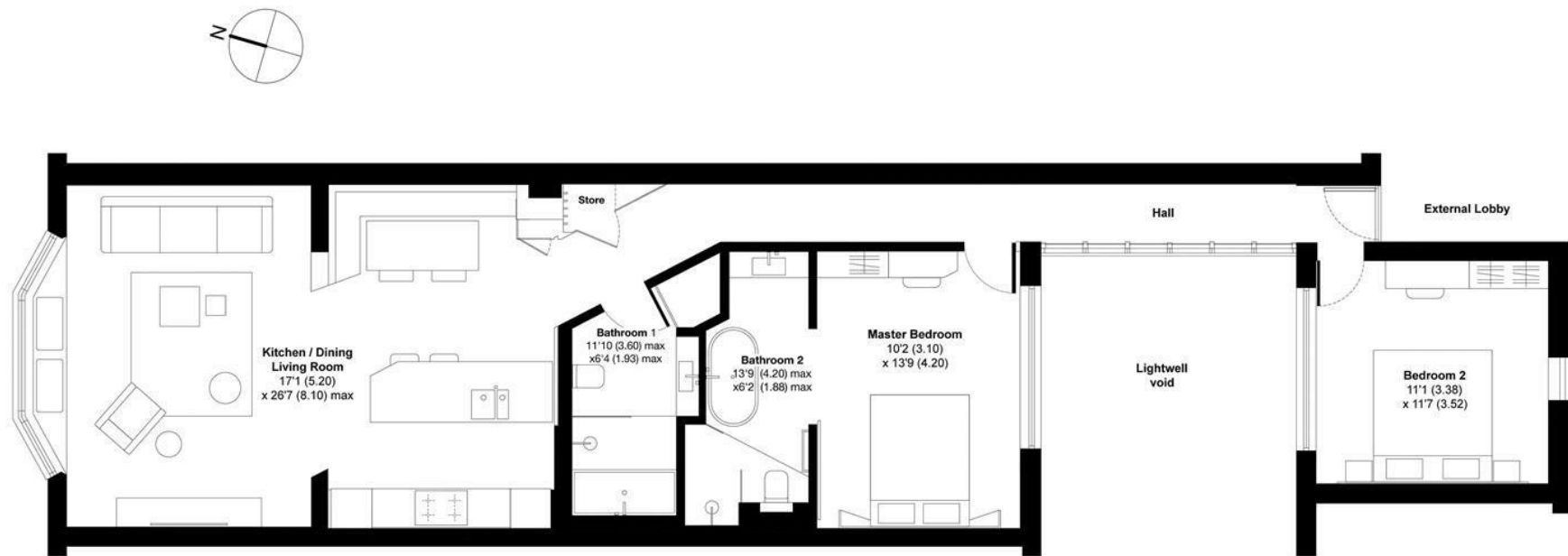
Leasehold with share of freehold (30 apartments). 999 years from inception in 1975. £2,500 per year including gardening, communal maintenance, sinking fund, management company and building insurance.

Mains water, drainage and electricity. Electric boiler. Underfloor heating throughout. Broadband: Superfast fibre+ is available. Council Tax: Band D

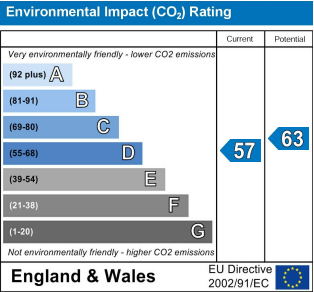
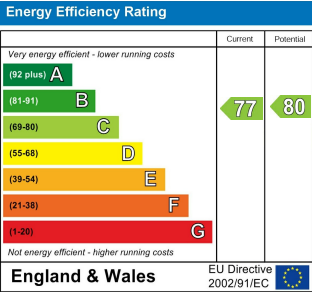
The apartment is completely unrestricted and can be purchased as a main home, holiday home or investment property to let on a short or long term basis.

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.



IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





PROPERTY AGENTS

Where you live matters

www.shorepartnership.com

contact@shorepartnership.com | 01872 484484