



Estuary Watch

Lelant, St Ives





Estuary Watch, Vicarage Lane, Lelant, St Ives, TR26 3JZ

A highly individual, energy efficient and newly built family home, thoughtfully arranged to ensure versatility, minimalist style, wonderful natural light and far-reaching views towards the estuary and beyond. Enjoying a tucked away setting, this superb 2019-built contemporary home is within easy access of west Cornwall's most beautiful beaches, towns and villages; the perfect gateway to some of the county's finest lifestyle opportunities.

- Completed in 2019
- High quality and energy efficient
- Meticulous standard of presentation
- Three floors
- Five bedrooms, four bath / shower rooms
- Far reaching estuary views
- Garden and two balconies
- Garage and parking
- Over 2,300 sq ft plus garage & cellar

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

Estuary Watch is one of the most surprising and exciting contemporary homes to have been built in Lelant in recent years. With its light, spacious and imaginative accommodation, with meticulous attention to detail and modern style, this is the perfect place from which to explore the rewarding lifestyle that 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 versatile, minimalist and high quality
- Presented to the highest standards with superb attention to detail
- Triple aspect, light and spacious open plan kitchen /dining / living area communicating with a large, covered balcony and enjoying far-reaching views towards the estuary and beyond.
- Contemporary kitchen enjoying the views with Corian quartz tops, Fisher and Paykel oven and 5-ring induction hob, Falmec extractor, AEG microwave, fridge and dishwasher
- Separate utility with tops and units that complement the kitchen
- Stairway and part-galleried landing with reading space and glass balustrade
- Stunning top floor master bedroom suite with far-reaching views, vaulted ceiling, walk-through wardrobe, en suite shower room and private balcony. Light sensor mirror and herringbone tiling,
- Top floor guest bedroom with far-reaching views, Juliet balcony and en suite shower room
- Three further double bedrooms (one en suite), positioned within the garden level floor, ensuring privacy, versatility and the ability to work from home
- Family bathroom
- TV / music room with further storage
- Over 2,300 sq ft







The garden, garage and cellar

- Level and enclosed lawn
- Decked terrace and gravelled borders
- Direct access from lower ground floor and gated side pathway
- Large single garage / workshop with high ceiling
- Parking for 3- 4 cars
- External lighting
- Large cellar / store (footprint as garage)

Tenure, services and further information

Freehold. Mains water, drainage and electricity. Air source heating. Underfloor heating throughout with individual zoned thermostats. Adjustable light settings. Texecom house alarm. Karndean flooring fitted in a herringbone style. Dual head rainfall showers and Roper Rhodes sanitaryware. Broadband: Superfast (fibre) – up to 45Mb/s. Council Tax: E.



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. Estuary Watch 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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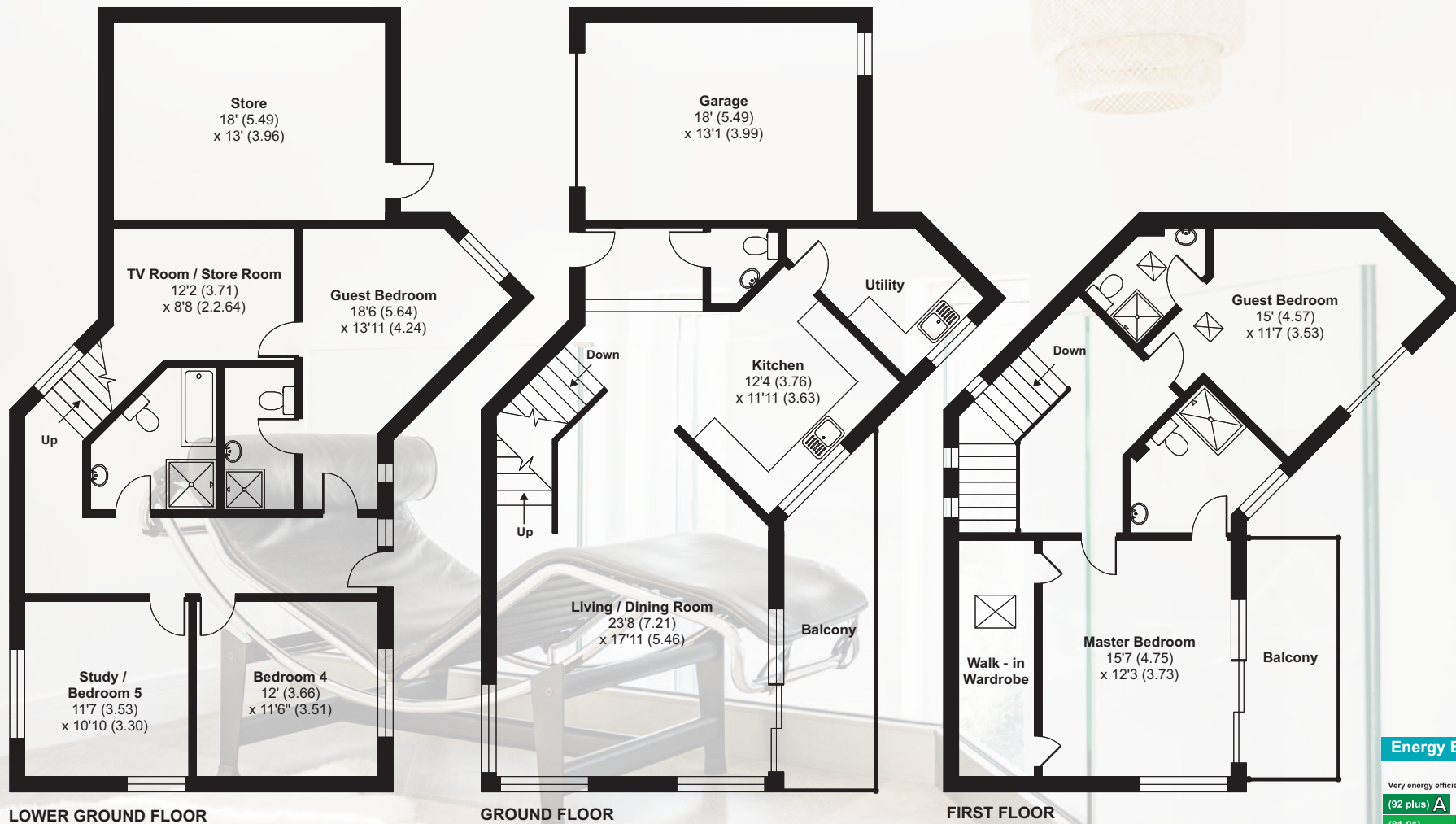


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Main House = 2334 sq ft / 216.8 sq m
Total = 2802 sq ft / 260.3 sq m (includes garage & store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Shore Partnership Limited. REF: 666100

Energy Efficiency Rating		
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		
Current	Potential	
82	89	



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