



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8947

£575,000

30 Noweth Meynek,  
Carbis Bay, St Ives, Cornwall, TR26 2GU

FREEHOLD



**A brand new detached 4 bedroomed, 3 bathroomed contemporary reverse level house with panoramic views over rooftops across St Ives Bay to Godrevy Lighthouse and over many miles of surrounding countryside. A cleverly designed house with an adaptable layout offering annexe potential, plentiful parking and generous landscape designed garden plus roof terrace.**





### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** reception hall with oak and glass contemporary staircase, inner halls, sitting room or fourth bedroom, double bedroom en-suite, further double bedroom, stunning bath/shower room, utility room.

**First Floor:** galleried landing, large vaulted open-plan kitchen/dining/living room with extensive glazing facing the views. Double bedroom en-suite. Large wraparound roof terrace.

**Outside:** off-road parking for two cars outside of a gated entrance with further parking beyond. Designer landscaped garden with interlocking part circular forms including a lawn and paved terrace surrounded by planted beds including young trees. Planted flowering stone faced walls with further small lawns above. Side courtyard with separate approach aiding annexe potential. Attractive building housing a final distribution substation in the corner of the grounds.

For principal home use only due to planning restriction under the H2 policy.

### **DESCRIPTION**

30 Noweth Meynek is a handsome contemporary home with facings in stone, crisp white render and timber set against anthracite framed glazing, soffits and barge boards, slate roofing and metal gutters and downpipes.



This impressive detached house has a secluded and sheltered garden to match which has been specifically designed for the space and landscaped professionally to make the most of the setting. A high white painted retaining wall to one side is broken up by young but already tall trees and the garden is backed by a rustic stone boulder wall with lawned tops and many flowering plants amongst the stonework. In front of this is a more formal space with a quarter circular paved patio



beneath a pergola overlooking the near circular lawn fringed with planted beds and sculptural wooden uprights. Around the garden are practical brick laid paved areas providing additional parking and amenity space as well as acting as the approach to the front door and to the door into the utility room. Further planting will soon hide a panelled fence and a further young tree will soon obscure the only window from a neighbouring house.

Inside, the house is just as dramatic and exciting as outside. The initially double height reception hall is fully glazed up to the roof level with a magnificent oak and glass staircase rising to glass sided landing above. This landing opens into the 20'9" x 18'8" max. kitchen/dining/living room under a 13'3 high vaulted ceiling, with a triple aspect of windows including a nearly completely glazed gable wall, between them maximising the fantastic panoramic views crossing Mount's Bay to Godrevy Lighthouse and on along the North Cornish coastline as well as inland over miles of countryside with several prominent Cornish landmarks visible.

The kitchen has crisp white Corian worktops and matt grey units. An induction hob with downdraft extractor, integrated twin oven/grill, dishwasher, fridge and freezer all included. There is plentiful space for seating and a dining area within this all day living room although there is a further room downstairs that could either be an additional sitting room or a fourth double bedroom depending on how the house is used. The first floor is completed by a double bedroom with en-suite and vaulted ceiling. The commonly considered drawback of a first floor living space is that the outdoors is not easily accessed and this has been cleverly overcome in 30 Noweth Meynek as a very large roof terrace which wraps from the rear around to the side allowing it to bask in the sun throughout the day and also take in countryside views.

The ground floor has the previously mentioned sitting room or fourth double bedroom and between this and a further generous double bedroom is an excellent bathroom with separate shower. Loosely divided from the main hall is an inner hall with built-in storage and doors to either side opening into the utility room and a further large bedroom with en-suite shower room. The utility room and the bedroom have doors to the outside, with the bedroom opening onto a side courtyard with its own gate in front of the driveway making it self-

contained and therefore ideal for use for guests or members of the family who can enjoy independence whilst still living within the property.

30 Noweth Meynek is a high quality and versatile brand new detached house with plentiful parking, designer garden and wonderful views, set well away from major roads in the very desirable and globally recognised town of Carbis Bay.



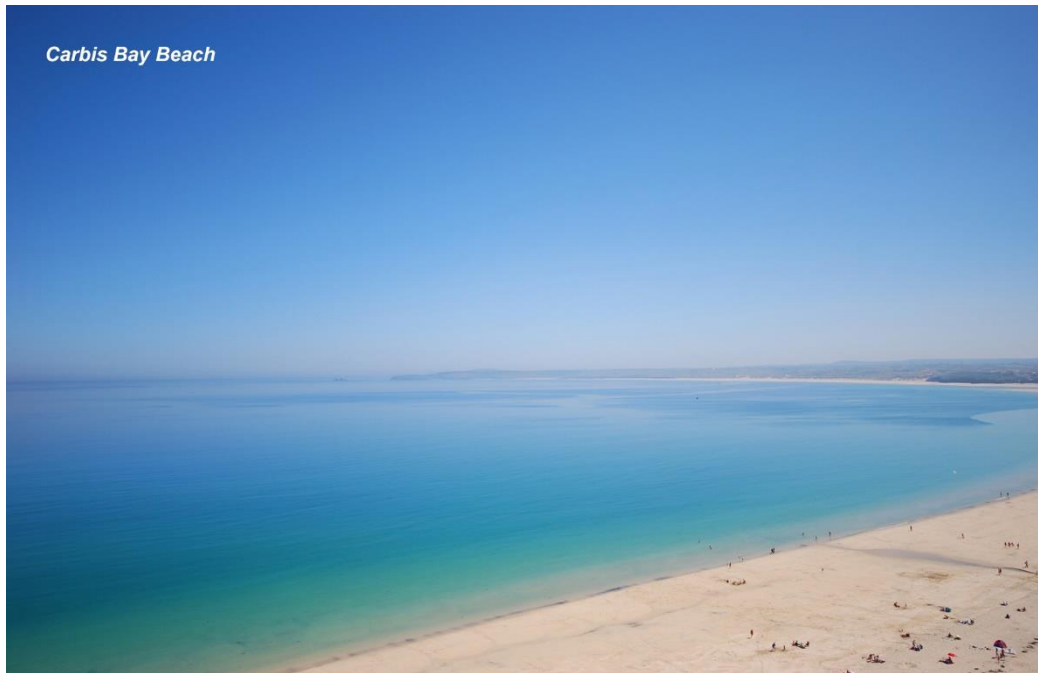
## **LOCATION**

Carbis Bay has gained global recognition following the G7 Summit in the summer of 2021 which took place primarily around the Carbis Bay Hotel with evening festivities on the golden sandy beach below. Carbis Bay is the quieter neighbouring town to St Ives set above the large sandy Carbis Bay beach which can be accessed via a footpath through a wooded valley. This path also leads onto the South West Coast Path extending beyond St Ives to the rugged cliffs of West Cornwall but also linking to various other beaches. Carbis Bay has various shops, restaurants, cafés and a supermarket whilst neighbouring St Ives has a further wide array of facilities.

St Ives is a vibrant, colourful picturesque fishing port and resort famous for its mild climate, its harbour and pier and kaleidoscopic selection of shops and galleries interspersed amongst its maze of enchanting cobbled streets and fisherman's cottages. The town is famous for art and includes the Barbara Hepworth Museum and Sculpture Garden as well as the Tate St Ives gallery above Porthmeor beach. There are two golf courses very nearby at Tregenna Castle Hotel and the West Cornwall Golf Club in Lelant. Carbis Bay has a station on the



branch line from St Ives which links to the main Penzance to Paddington line allowing simple journeys to London and elsewhere in the country.



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

A contemporary part obscure glazed door opens to:-

**RECEPTION HALL.** Wood effect flooring with underfloor heating, stunning oak and frameless glass staircase rising to a galleried landing. Partly under a 17'9" high ceiling with full height glazing over the entrance door. Inner halls off leading to white painted contemporary doors opening to:-



**SITTING ROOM / BEDROOM 4 – 16'10" x 9'7"**. Dual aspect of broad windows with slate sills overlooking the garden and with a far reaching view over rooftops to Carn Brea. Underfloor heating with digital controller.



**BEDROOM 1 – 14'6" reducing to 13'8" x 11'3"**. Window with a slate sill and a view over rooftops to Carn Brea in the distance, underfloor heating with thermostatic control. Access to the underfloor heating manifolds.



**BATH / SHOWER ROOM – 8'8" x 7'10"**. A stunning contemporary space with double ended bath and wall mounted chrome mixer tap plus handheld shower. Large curving glazed screened shower enclosure with chrome rainhead mixer shower and additional handheld shower backed by a mix of wood effect and white painted wood boarding effect tiling. White cantilevered concealed cistern wc, broad white wash basin with chrome mixer tap set over a cantilevered wood effect drawer unit. Wood effect ceramic floor tiling with underfloor heating and digital control. Mix of wood effect and white painted wood boarded



effect wall tiling where necessary. Chrome heated towel rail, broad slate shelf over the wash basin and slate sill to the obscured window. Extractor fan.



**INNER HALL.** Double doors to a store cupboard. Doors to the utility room and bedroom 2. These rooms have the potential to be combined to create a self-contained annexe ideal for dependent relatives or guests.

**BEDROOM 2 – 17'6" x 9'3" reducing to 6'.** Double glazed door with full height window beside opening to a paved courtyard. Wood effect flooring with underfloor heating and digital control. Door to:-



**EN-SUITE SHOWER ROOM.** Large glazed screened shower enclosure with chrome rainhead mixer shower, additional handheld shower and a mix of pale stone effect and teak boat decking effect ceramic wall tiling. Cantilevered concealed cistern wc with matching wood effect tiling behind. White cantilevered wash basin with chrome

mixer tap set over a cantilevered grey cabinet with provision for an electrical point above. Chrome heated towel rail, wood effect heated flooring with digital controller. Extractor fan. Deep slate sill below an obscured window.

**UTILITY ROOM – 10'2" x 6'.** Double glazed door opening to the garden with slate threshold. Pale concrete effect worktop with tiled splashback, grey sink and drainer with chrome mixer tap over. Grey cabinet below and space for a washing machine and tumble dryer. Double doors to a cupboard housing the mains gas fired boiler, plumbing systems and controls.



### FIRST FLOOR

**LANDING.** Initially oak floored with a slate threshold in front of an obscured double glazed door to the roof terrace and then with an upper level having wood effect flooring beside the frameless glass balustrade from where a door opens to:-

**OPEN-PLAN KITCHEN / LIVING / DINING ROOM – 20'9" x 18'8" reducing to 13'7".** 13'3" high ceiling, nearly entirely glazed gable wall giving fantastic views over St Ives bay to Godrevy Lighthouse, up along the north Cornish coastline and also to many landmarks including Carn Brea and St Agnes Beacon. Additional windows on both sides with slate sills, wood effect flooring with underfloor heating and digital controller. Contemporary kitchen with white Corian worksurfaces that flow into upstands and sills around the windows. Cut draining area leading to an undermounted stainless steel 1½ bowl sink with chrome mixer tap over. Worktop mounted Neff four plate induction hob with downdraft extractor. Neff twin oven/grill, concealed Neff dishwasher. Concealed fridge and freezer. Further long Corian shelf over shallow depth grey fronted cabinets creating an ideal area for media. High level access to loft space. Door to:-





**BEDROOM 3 – 11'3" x 10'3"**. Window with a view over countryside and glimpses of the sea with broad slate sill. Heated wood effect flooring with digital controller. 12'3" high vaulted ceiling with Velux roof window with remote control. Recessed area housing the underfloor heating manifolds for the first floor and the digital cabling hub. Door to:-



**EN-SUITE SHOWER ROOM.** Large glazed screened shower enclosure with chrome rainhead mixer shower and additional handheld shower with a mix of wood effect and white painted wood boarding effect tiling. Concealed cistern, cantilevered wc. Wash basin with chrome mixer tap set over a cantilevered wood effect drawer unit. White painted wood boarding effect tiling where necessary and broad slate shelf over the wash basin. Obscured window with slate sill. Wood effect ceramic tiled floor with underfloor heating and digital control. Extractor fan, chrome heated towel.

**ROOF TERRACE – 38'6" x 11'10" reducing to 7'.** White painted rendered surrounding walls with slate capping, two obscure glazed balustrades allowing views over the garden and to the sea. Outdoor lighting, power points and water tap, fake grass flooring.



## OUTSIDE

To the front of the property is a herringbone brick laid driveway with plentiful space for 2 cars and a further paved area to the side. A pedestrian gate to the side of this opens to a further paved courtyard outside of bedroom 2. To one side of the driveway are planted beds and there is also an outdoor power point designed to be adapted for car charging. A pedestrian gate and a pair of vehicular gates open to the main part of the grounds where there is a further generous herringbone brick paved area in front of a final distribution substation outbuilding with space around it which could possibly be utilised for storage. The paving continues across the side of the house to the doors into the main entrance hall and the utility room. The garden has been professionally landscaped with a near circular area of lawn edged with granite sets and slate paving leading to a quarter circular paved terrace with pergola positioned to enjoy sun throughout the day. Beautiful planted beds and sculptural timber uprights make for a wonderful setting with four young but well established trees planted to provide privacy and to create structure to the space.

To the rear of the garden is a substantial random stone wall with matching steps leading up to two terraced areas of lawn above. Flowering plants grow within the walls and the whole is backed by a screen of foliage.



## GENERAL INFORMATION

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com).

**POST CODE** – TR26 2GU.

**SERVICES** – Mains water, drainage, electricity and gas.

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).



**DIRECTIONS** – There are several ways to reach the property and if approaching Carbis Bay from Lelant, enter Carbis Bay, passing the general store on the left hand side then turn left into Polmennor Drive beside Green Apples B&B then take the first right hand turning onto Polwithen Drive. Follow Polwithen Drive for about 0.3 of a mile at which point the road bears to the right and becomes Wheel Speed Road and Noweth Meynek is the turning on the left. Number 30 will be found after a short distance on the right hand side.

**AGENT’S NOTE 1** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

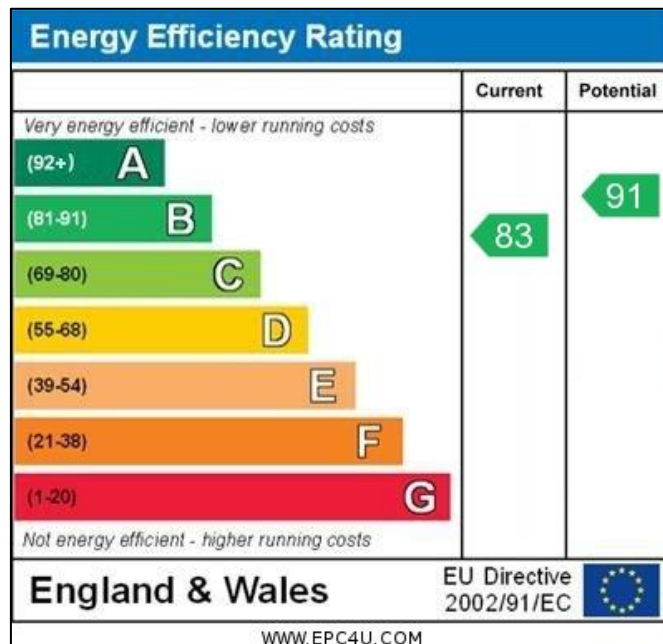
**AGENT’S NOTE 2** – We bring it to the attention of all interested parties that this property is designated as an H2 open market dwelling and therefore is only to be Occupied as a Principal Residence.

**AGENT’S NOTE 3** – Please also note that within the grounds is what is known as a final distribution substation with an attractive white rendered and pitched slate roofed building. This is not a high voltage distribution station. Western Power have a right of way to gain access to this building.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

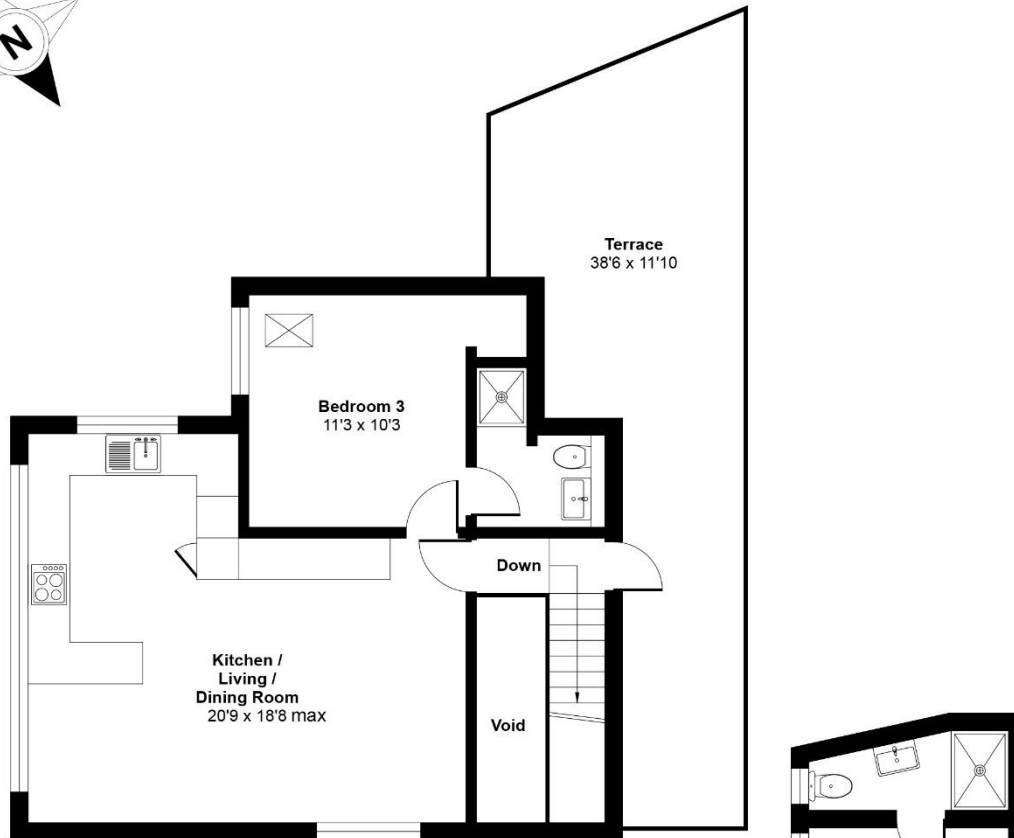


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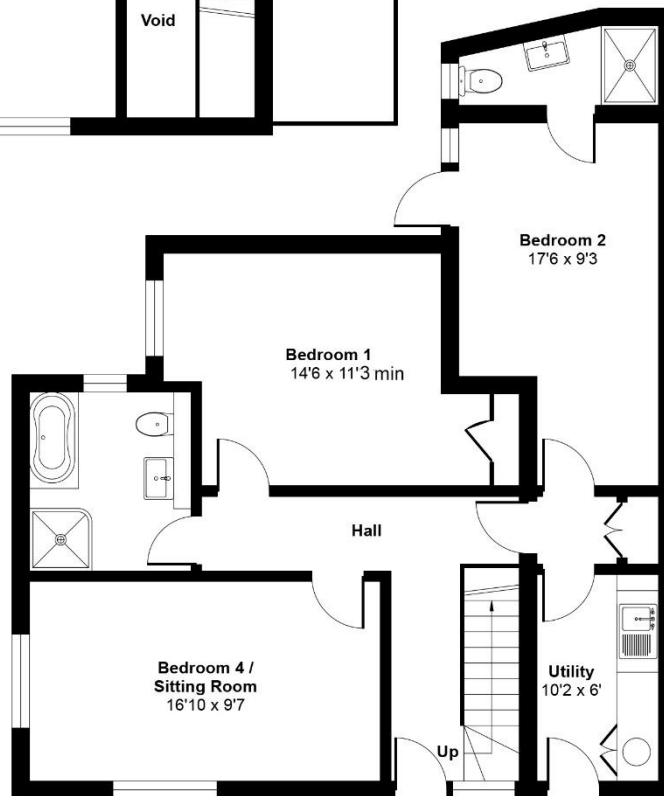
### 30 Noweth Meynek, Carbis Bay, St. Ives

Approximate Area = 1382 sq ft / 128.4 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2022. Produced for Lillcrap & Chilcott. REF: 855653



