



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9201

Offers over £800,000

Sea Ayr,  
Mount Pleasant, Lelant, St Ives, Cornwall, TR26 3ED

FREEHOLD



**A rare and exciting opportunity to acquire a fantastic detached, highly individual contemporary home located right in the heart of the coastal village of Lelant at the end of a private no-through lane. Recently refurbished to an exacting standard with over 2,600sq.ft. of beautifully proportioned 4 double bed roomed, 3 bath/shower roomed accommodation with views of the estuary from its first floor with sheltered low maintenance garden, garage and parking for 3/4 cars.**







### **SUMMARY OF ACCOMMODATION – In all, 2,626sq.ft.**

**Ground Floor:** galleried reception hall, living room, kitchen/dining room, guest bedroom with en-suite shower room, study/bedroom 4, family shower room.

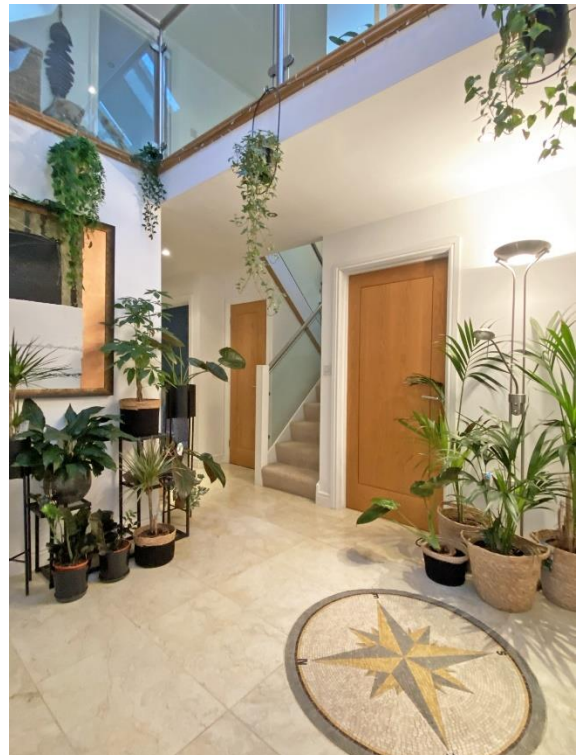
**First Floor:** principal bedroom with walk-in wardrobe and Jack and Jill style en-suite shower room. Second double bedroom.

**Outside:** Garage. Brick paviour parking for 3/4 cars. Sheltered low maintenance gardens to the front and rear including raised lawn and rear decked terrace with covered seating area.

### **DESCRIPTION**

The availability of Sea Ayr represents a fantastic opportunity to acquire a superb, highly individual contemporary home in a convenient, tranquil location right in the heart of the coastal village of Lelant, walking distance from village amenities, golf course, beach and sand bottomed estuary. The house, a total one-off build, was completed in 2007 to an attractive eye-catching design with hipped and double gabled natural slate roof with three dormer windows, attractive contemporary weatherboarding and cream rendered elevations. Built with traditional block cavity construction with double glazed, gas centrally heated accommodation.

The property has been significantly improved and refurbished by the current owners with over 2,600sq.ft. of well proportioned accommodation, beautifully furnished and tastefully decorated and



needs to be seen first hand to appreciate both its wonderful proportions and fantastic level of specification.

The property is approached through a covered entrance into a double volume reception hall giving a very light and airy feel, to the right is a fantastic large living room (24'3" x 21'4") with engineered oak flooring, contemporary woodburning stove and full height double glazed sliding doors and side screens providing a full wall of glass overlooking and opening out onto the decked terraced garden beyond. Off this room there is a useful utility. The kitchen/dining room has recently been refitted with a central island unit, large gas hob with copper splashbacks and attractive travertine flooring, this partially sub-divided room opens into the dining room with space for a six seater dining table and there is also a door into the garden. Completing the ground floor are bedroom 4 which is currently used as a study, a lovely well fitted family shower room with his and hers basins and a highly versatile guest bedroom suite with en-suite shower room and its own independent glazed access door onto the garden, perfect for guests, dependent relatives, grownup children, etc.

On the first floor is a broad part-galleried landing with two particularly large double bedrooms with dormer windows with views over rooftops to Lelant Saltings and surrounding countryside beyond. The principal bedroom has a large walk-in wardrobe and use of the Jack and Jill style en-suite with his and hers basins, oversized shower and wc.

The property is approached off a quiet no-through lane with a brick paviour driveway which leads to Sea Ayr and one other dwelling. There is a private brick paviour parking area for 3/4 cars plus single garage with electric roller shutter door. The gardens for Sea Ayr have been professionally landscaped and are laid with an eye to low maintenance. To the front of the house is a raised lawn perfectly positioned for afternoon and evening sunshine. To the rear of the house, enjoying a bright south easterly aspect, is a full width decked terrace again a lovely tranquil environment and easy to maintain with a covered seating area ideal for outside entertaining come rain or shine.

**All in all, a super, highly individual contemporary home with fantastic well proportioned accommodation in a superb end of lane location right in the heart of one of Cornwall's most sought after coastal villages, walking distance from the beach, golf club and village amenities. Early viewing is whole heartedly recommended by the vendors sold agents.**

## **LOCATION**

Lelant is one of Cornwall's most sought after coastal villages, located just a mile or so away from the coastal resort of St Ives. It has two inns and on the edge of the village is Scarlet Wines Shop and Restaurant with excellent food served throughout the day and a good selection of specialist alcoholic beverages and a delicatessen. Also within walking distance is the branch line train station which runs from the mainline at St Erth to St Ives with a stop at Carbis Bay giving simple access to these fantastic destinations even in the height of the summer when car parking would be at its premium. St Erth station is the Penzance to London Paddington mainline which also allows for quick access to many of Cornwall's main towns as well as to London.



The sandy Hayle estuary and Porthkidney Sands are regarded by locals as one of the finest beaches in Cornwall as there is not direct road access and local knowledge is necessary to follow the footpath across the golf course to reach this idyllic sand dune backed oasis. During the summer months this is almost certainly one of the quietest expanses of sandy beaches in Cornwall for these various reasons. The waters in front of Porthkidney Sands are ideal for swimming, surfing, windsurfing and kitesurfing.



A footpath continues beyond Porthkidney Sands around to Carbis Bay and St Ives, passing other beaches and beautiful headlands. West Cornwall Golf Club is set behind Porthkidney Sands beach and is a nationally renowned links course with wonderful sea views across St Ives Bay, St Ives itself and Godrevy Lighthouse. Also just a short walk from the property are Lelant Saltings (Hayle River estuary) which is popular for walking and cycling due to its flat nature and scenic outlook.

The A30 expressway runs around the outside of Hayle giving access throughout the county and to the motorway network at Exeter. A complete range of facilities are available nearby with supermarkets at Hayle, Carbis Bay and Penzance, with Hayle having recently opened an out of town shopping centre with Next, Marks & Spencer and Boots stores. Cornwall's capital, Truro, is about 30 minutes' drive away and offers the widest range of shops, professional services and commercial activity in the county.

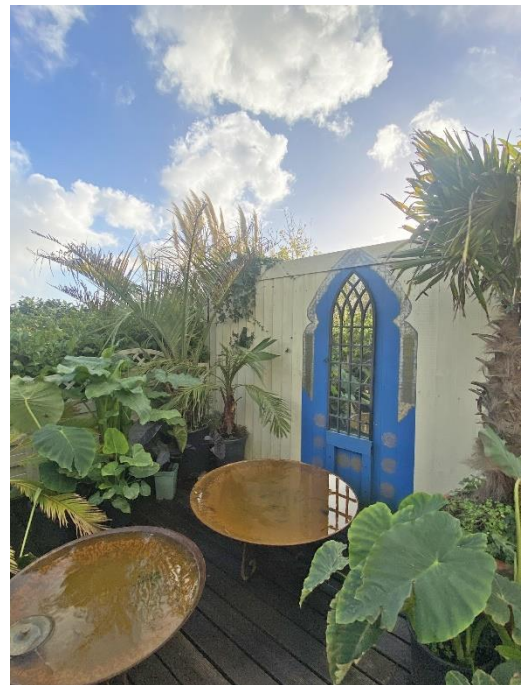














## GENERAL INFORMATION

**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.

**POST CODE** – TR26 3ED.

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

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

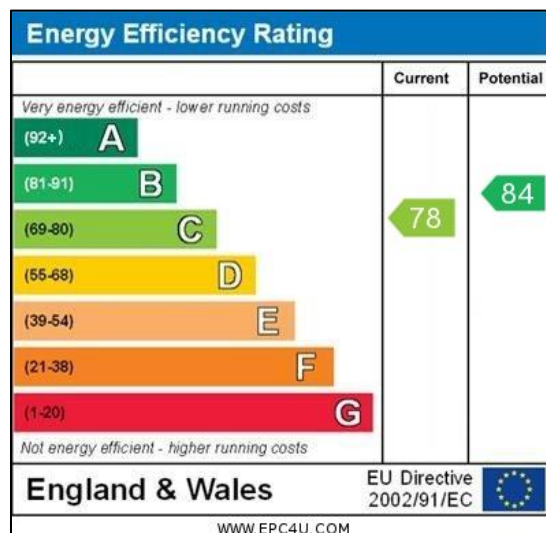
**DIRECTIONS** – From the A30 head west towards Penzance bypassing Hayle. Continue to the next roundabout taking the 2nd exit towards St Ives. Drive over the next two mini-roundabouts and follow the signs for St Ives. After just under 0.5 of a mile and just after the central bollards, turn right into a small gravelled lane sign posted Mount Pleasant. Continue down this lane and bear left into a brick paviour driveway sign posted Sea Ayr where the property is found at the end of this driveway on the left hand side.

**AGENT'S NOTE** – 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.

**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





Not to scale – for identification purposes only.

# Sea Ayr, Mount Pleasant, Lelant, St. Ives

Approximate Area = 2466 sq ft / 229.1 sq m (includes garage and excludes void areas)

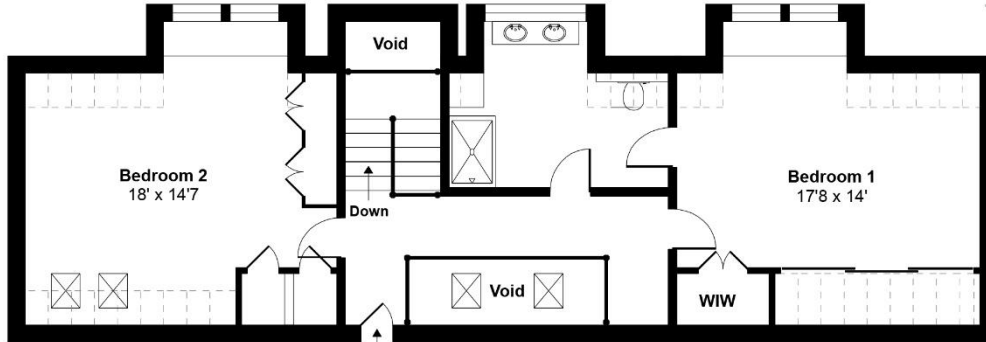
Limited Use Area(s) = 160 sq ft / 14.8 sq m

Total = 2626 sq ft / 243.9 sq m

For identification only - Not to scale

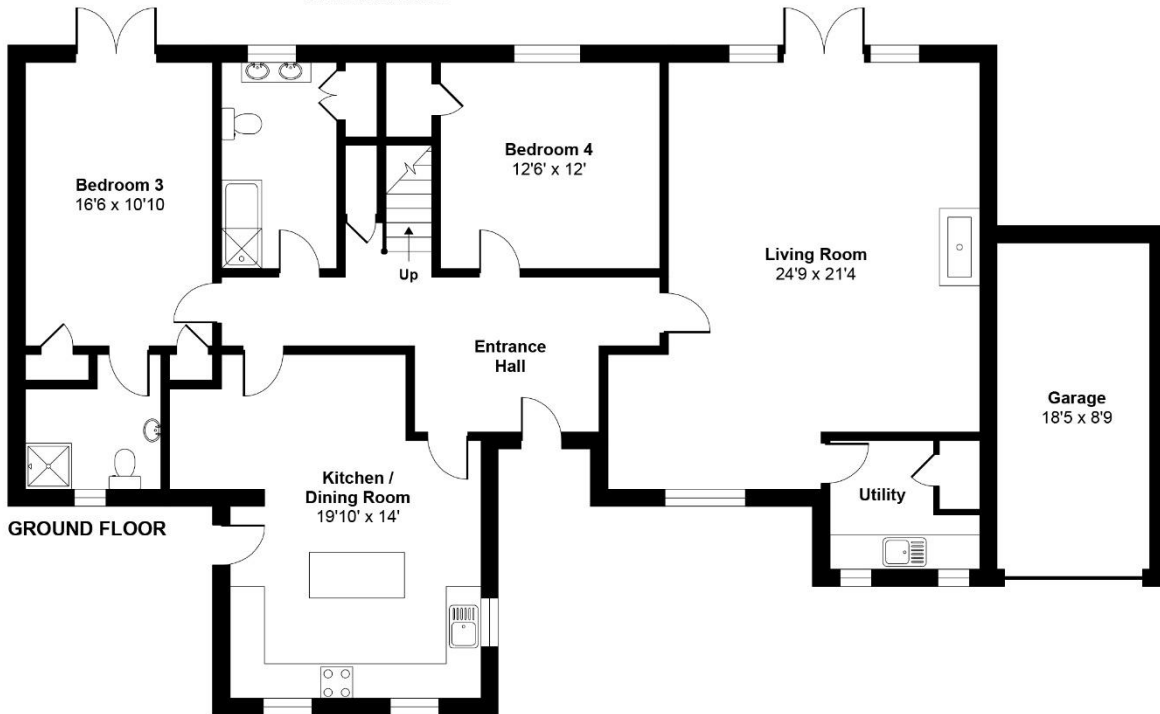


Denotes restricted head height



FIRST FLOOR

Access To Eaves



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap Chilcott. REF: 925256



