

CHY CONARY

PARC OWLES, CARBIS BAY, ST IVES, CORNWALL



LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT



CHY CONARY

PARC OWLES, CARBIS BAY, ST IVES, CORNWALL

A truly spectacular large detached mid-Century modern coastal residence built and finished to the highest of standards commanding world class, panoramic, elevated views over Carbis Bay beach and St Ives Bay. An extremely impressive home of about 2,700sq.ft. including a vast open-plan 35'3" x 32' kitchen/dining/living room, 4 en-suite double bedrooms, broad sun terraces, landscaped gardens and importantly, plentiful parking. Wonderfully positioned within very easy reach of the ever popular town of St Ives with its picturesque harbour and stunning golden sand beaches.



SUMMARY OF ACCOMMODATION –

In all, about 2,686sq.ft.

Ground Floor: open-plan kitchen/dining/living room, wc. Sea facing balcony.

Lower Ground Floor: hallway, utility/boiler room, 3 en-suite double bedrooms all with sea facing terraces.

First Floor: landing with storage cupboard. Principal bedroom with decked sea facing roof terrace, bath/shower room.

Outside: parking for several vehicles, tiered front garden with terraces and outside dining area. Lawned rear garden with decked seating areas.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com





LOCATION

Carbis Bay is a very popular, extremely sought after residential area, on the outskirts of the ancient Cornish fishing town of St Ives, world famous for its association with the Newlyn School of Artists, the pottery of Bernard Leach and sculpture of Dame Barbara Hepworth.

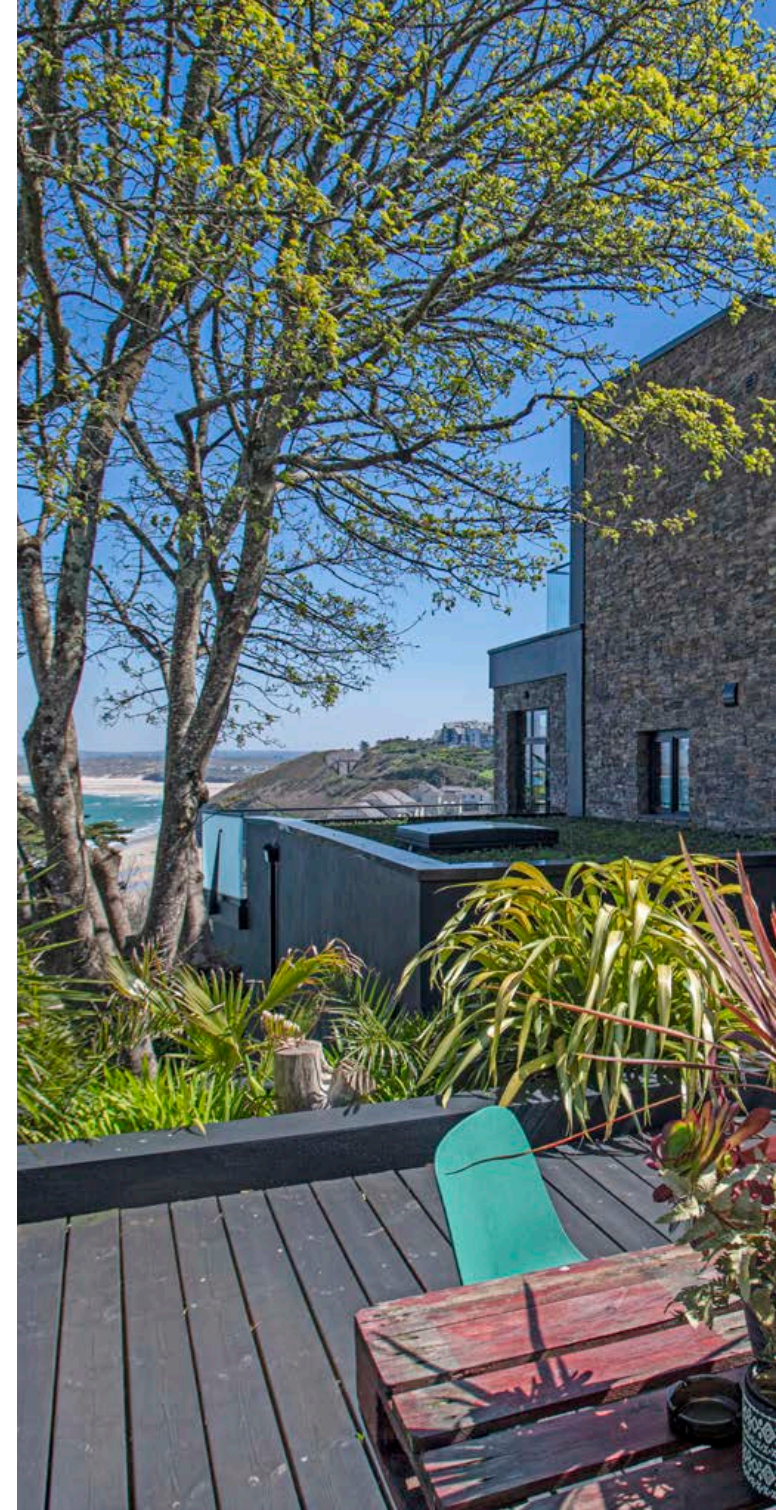
The beautiful golden sands of Carbis Bay beach are accessed via a footpath, crossing the coastal rail line moments from the front door. This also gives access to the coastal footpath leading to Hain Walk and idyllic coastal walk to St Ives, passing Porthminster beach. Beyond Carbis Bay beach extends the magnificent Porth Kidney Sands, a beautiful unspoilt tidal beach extending to the Hayle Estuary. This particular beach is popular with surfers and with pet lovers, being one of the few in the area where dogs may be exercised all the year round. The Carbis Bay Estate Office gym and spa facilities. The restaurant Ugly Butterfly by Adam Handling, almost on the beach itself is a must for fine dining.

Carbis Bay is very well served for day to day needs with a post office, local shops, banks and schools for all age groups. Carbis Bay is also extremely well served for public transport to nearby St

Ives and even has a railway station just a few minutes' walk away, on the scenic St Ives to St Erth branch line which connects with the main Penzance to Paddington line (London approximately 4½ hours).

Nearby 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. St Ives has a wide range of shopping, commercial and schooling facilities including some of the area's finest restaurants in addition to Tate St Ives gallery, a spectacular building facing out across the sea at Porthmeor.

All conceivable water sports are obviously available within the local proximity with surfers, windsurfers and kite surfers as well as the odd pod of dolphins being able to be viewed from the property. For land based activities there are various golf courses available with the prestigious Links course at Lelant's West Cornwall Golf Club, accessible within a few minutes' drive.





DESCRIPTION

Chy Conary was rebuilt by our clients between 2016 and 2018 in place of the previous four bedroomed 1960's house and is now undoubtedly one of the area's most impressive modern coastal homes, which wouldn't look out of place as the home of a Hollywood 'A' Lister. Designed to maximise its outstanding position on this highly regarded road, the house enjoys simply magnificent views over Carbis Bay beach out across St Ives Bay and then around the miles of beach backed by sand dunes to Godrevy Lighthouse and then beyond up the north Cornish coastline taking in many headlands.

Architecturally striking and constructed over three levels, Chy Conary is beautifully finished in a mix of stone, timber and black render with sedum roofs, juxtaposed angles and broad, sea facing decked balconies with frameless glass balustrading, the largest of which is some 50' wide. Our clients' passion for mid-Century modern architecture and design is evident throughout with the bohemian décor, mix of furniture styles and combination of colours and textiles creating an eclectic in-house style all of its own. The colour palette consists of darker, more dramatic tones that contrast brilliantly against raw timber and lush green houseplants. Some of the design features are quite exceptional, including the exposed block and beam ceilings on the lower ground floor, old cinema film reels as lighting features, walls clad with ply, microcement and engineered timber floor coverings and hexagonal painted tiles direct from Morocco which our clients designed themselves to name but a few.

From the broad parking area, 'floating' concrete steps descend to an outside dining area where a gorgeous oak door with large panes of glass above and beside, designed to create a Crittal style (a theme that is consistent throughout the house) opens to the ground floor where the entrance hall broadens to a vast kitchen/dining/living room with doors opening to the 50' wide balcony. It is here where the enormity of the views first hit you. The kitchen comprises a range of handleless dark units under a dark worktop with old school gym benches hung on the wall to create

shelving and a central island with a stainless steel top set upon a collection of patterned concrete blocks.

An open tread staircase rises to the first floor landing and the principal bedroom with doors opening to a broad sun terrace from which the best views are enjoyed. The bedroom, clad in ply, is spacious and full of light. Off the landing is an equally impressive bath/shower room with orange tiles and a narrow but broad window overlooking the front garden.

On the lower ground floor, there are three superb bedroom suites, all different in their design and feel but each one with stunning sea views and doors opening to their own decked sea facing sun terrace. The bedrooms each boast 11' high exposed block and beam ceilings and their own en-suite shower rooms with a mix of the hexagonal tiles referred to above. Two of the rooms have a freestanding bath in the bedroom from which one can relax whilst enjoying the beautiful vista.

The outside space to the front of Chy Conary is well planted, sheltered and designed for outside entertaining and alfresco dining. The rear garden has a broad decked sun terrace, accessed from each of the three lower ground floor bedrooms respectively, and a large area of very gently sloping lawn with two decked areas towards the lower end, designed more to while away the hours enjoying the stunning views over a relaxed glass of wine.

Not content on just designing an eye catching coastal residence with architectural flair and unique interiors, our clients have created an eco-friendly home with an EPC rating of A. With solar Photovoltaic panels on the roof as a top up for the electricity, an air source heat pump to run the underfloor heating and more than sufficient insulation, Chy Conary is very cost efficient.

Seldom do such striking and interesting houses become available for sale, let alone in such a desirable location with world class views and some of Britain's best beaches on your doorstep. Chy Conary has to be viewed to be believed and it leaves nothing to be desired!





THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

GROUND FLOOR

From the outside dining area to the front of the house a large wooden door with multi pane windows beside and above opens to:-

OPEN-PLAN KITCHEN / LIVING / DINING ROOM – 34'9" x 31'10" max wall to wall. With a near 17' high ceiling over the entrance hall, frameless glass and an open tread staircase leading to both the lower ground floor and the first floor landing. The entrance broadens to the living accommodation with over 9' high wooden ceiling, multi pane double glazed doors and windows opening to the sea facing decked balcony, further multi pane window overlooking the tiered front garden, Stovax woodburning stove set upon a raised hearth with black tiled splashback. The kitchen comprises a stainless steel topped breakfast bar upon concrete screen blocks and a handleless soft close run of kitchen units under a high end worktop with integrated Miele appliances including a combination microwave oven, a 90cm double oven with five ring induction hob with stainless steel extractor hood above and a Bosch dishwasher, Quooker instant hot water tap with stainless steel Reginox inset sink with additional swan neck tap, further double paned double glazed window overlooking the sedum roof and out to sea, black tiled splashback.

Off the kitchen area, a wooden door to:-

WC. A contemporary wc with concealed cistern, wash basin with wooden vanity unit under, vertical slim green tiles, opaque glass double glazed window with deep sill under.

To the rear of the kitchen, a multi paned door with multi pane windows and top light above opens to the dining area to the front.

From the open-plan kitchen/dining/living room, an open tread staircase descends to:-



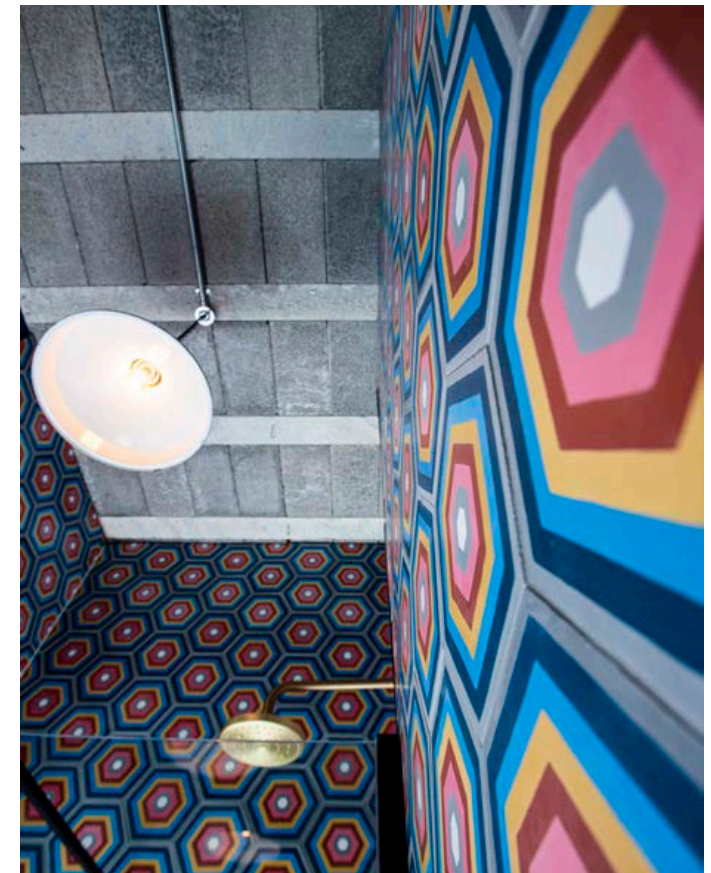


LOWER GROUND FLOOR

HALLWAY. With 10'8" high ceiling and doors to:-

BEDROOM 2 – 20'7" x 16'6" max wall to wall. With 11' high exposed concrete ceiling and multi pane double glazed doors with windows and top lights beside and above opening to a decked sun terrace which faces the views. Freestanding bath and door to:-

EN-SUITE SHOWER ROOM. Also, with 11' high exposed concrete ceiling, multi coloured hexagonal tiles on two walls, opaque glass double glazed tall sealed unit with matching window above, walk-in shower cubicle with rain shower head and further double glazed sealed unit with opaque glass, his and hers wash basins with stainless steel shelving under, contemporary wc with concealed cistern, large heated towel rail.







BEDROOM 3 – 19' x 13'3" max wall to wall. With 11' high exposed concrete ceiling, multi pane double glazed door with windows beside and top light above opening to a decked sun terrace facing the views. Door to:-

EN-SUITE SHOWER ROOM. Also, with 11' high exposed concrete ceiling, large walk-in shower cubicle with rain shower head, cantilevered wash basin, wc with high pull flush, multi coloured hexagonal tiles, large ladder style towel rail.





BEDROOM 4 – 23'5" x 11' max wall to wall. Concrete steps ascend to a large double bedroom with herringbone wooden flooring, Velux skylight, double glazed opaque glass window with sealed unit beside, freestanding bath with stainless steel splashback, 10'5" high wooden ceiling and concrete steps to a lower seating area with multi pane double glazed door with windows and top light beside and above opening to a decked sun terrace facing the views. In the bedroom area a door to:-

EN-SUITE SHOWER ROOM. With 10'6" high ceiling, a continuation of the herringbone wooden flooring, a large walk-in shower cubicle with rain shower head and opaque glass double glazed sealed unit with matching window above, his and her cantilevered wash basins, contemporary wc with concealed cistern, geometric hexagonal tiling, large heated towel rail.

From the ground floor, an open tread staircase ascends to:-



FIRST FLOOR

LANDING. With storage cupboard and doors to:-

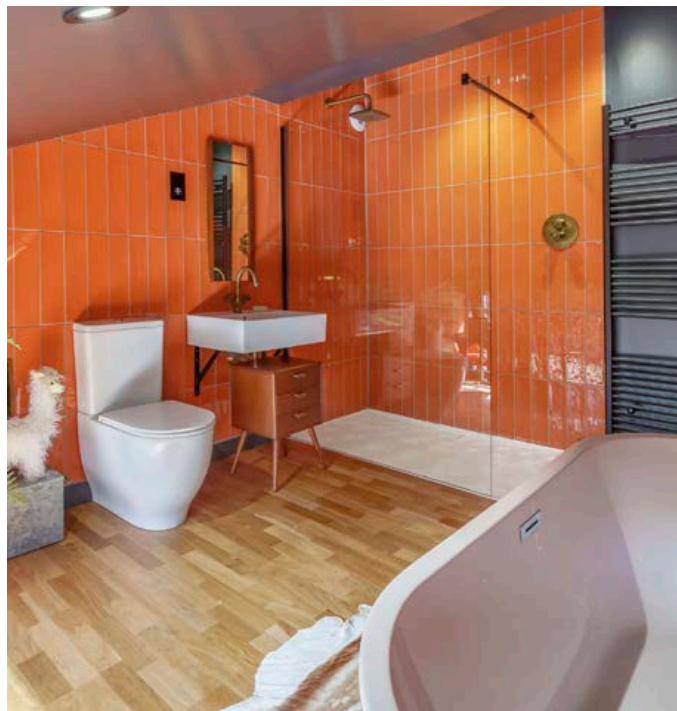
PRINCIPAL BEDROOM – 24'8" x 13'4". A large double bedroom with wooden flooring, wooden panelling and wooden ceiling, multi pane double glazed windows and a wooden step ascending to a multi pane double glazed door with windows to either side opening to the decked **BALCONY**.

From the landing, a wooden door opens to:-

BATH / SHOWER ROOM. With wooden flooring, vertical slimline orange tiles on three walls, large walk-in shower cubicle with rain shower head, freestanding bath, wc, cantilevered wash basin, large heated towel rail and multi pane double glazed windows overlooking the front of the tiered front garden.

From the principal bedroom, a multi pane double glazed door opens to:-

BALCONY. A decked terrace with frameless glass balustrading.

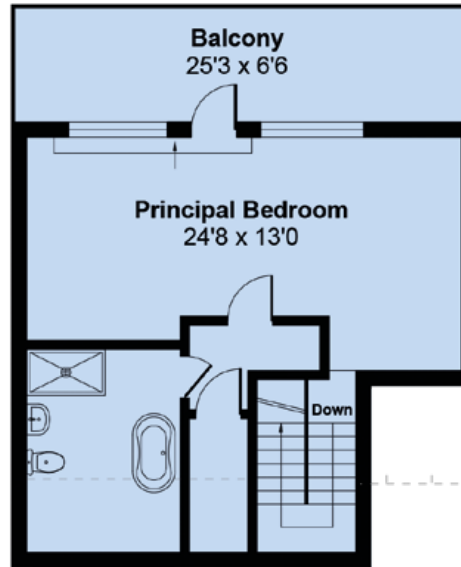




Chy-Conary

Total Approx Floor Area:
 Main House: 2636 sq ft / 244.9 sq m
 Limited Use Area(s): 50 sq ft / 4.6 sq m
 Outbuilding: 117 sq ft / 10.8 sq m
 Total: 2803 sq ft / 260.3 sq m

For identification only – Not to scale.

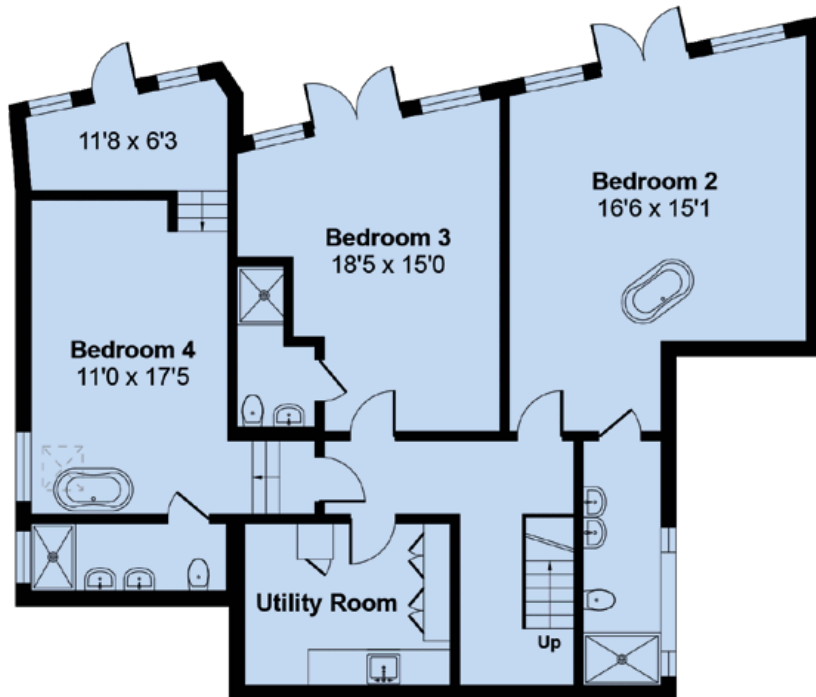


FIRST FLOOR

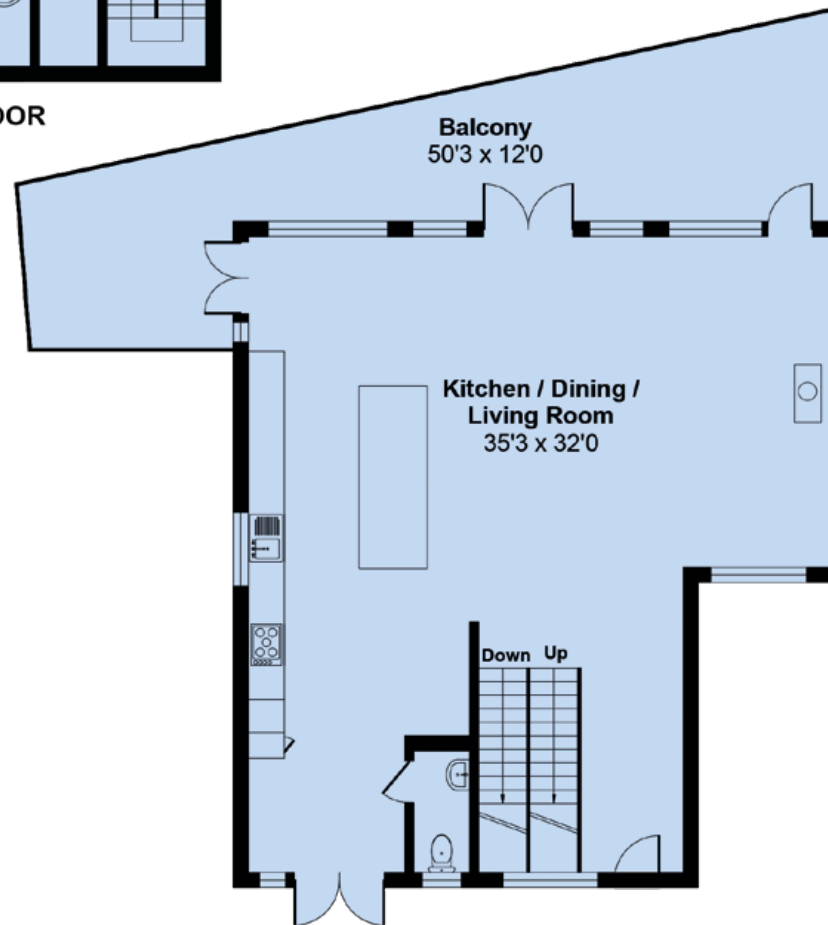


OUTBUILDING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A	92	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



LOWER GROUND FLOOR



GROUND FLOOR

Denotes restricted head height

OUTSIDE

Approached off Parc Owles, there is a broad parking area large enough for several vehicles. From here, steps descend to the front of the house where a large sheltered area is perfect for alfresco dining and outside entertaining whilst still being able to enjoy sea views.

To the rear of the house is a large area of lawn which adjoins the broad decked terracing accessed off the three lower ground floor bedrooms. The rear garden enjoys superb views and two small decked sun terraces are perfect to while away the hours watching the waves roll in and the activity on the beach below.





GENERAL INFORMATION

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

POST CODE – TR26 2RE.

SERVICES – Mains water, electricity and drainage. Air source heat pump and underfloor heating.

COUNCIL TAX BAND – G (see www.mycounciltax.org.uk).

DIRECTIONS – From Lelant proceed through Carbis Bay as if going towards St Ives on the A3074. The road bears to the right and then the left as it rises uphill and then as it flattens out again take the second right into Pannier Lane. Follow Pannier Lane down to the bottom and turn left into Parc Owles. Follow the road downhill and after it bears around to the left Chy

Conary will be found on the right 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 **CORNWALL** ESTATE AGENT

www.lillicrapchilcott.com | 01872 273473 | email sales@lillicrapchilcott.com

