

NUMBER 5 | CARBIS BAY | ST IVES







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GWEL MARTEN, HEADLAND ROAD, CARBIS BAY, ST IVES,
WEST CORNWALL, TR26 2PB

Commanding sensational panoramic sea views from St Ives in the west across towards St Agnes and beyond in the east, an utterly transformed apartment with world-class interiors.

Distances

Carbis Bay beach – 500 yards

West Cornwall Golf Club – 1.3

St Ives - 2

Gwithian – 7

Penzance – 8

Mousehole - 12

Sennen Cove – 17.5

Cornwall Airport (Newquay) – 37.5

(all distances are approximate and in miles)



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Situation

Positioned at the foot of Headland Road and commanding uninterrupted sea views, Number 5 is located within a short walk of the beach at Carbis Bay, one of Cornwall's most breath-taking beaches. The railway station is also within a very short walk and provides a link to nearby St Ives and the connection to the mainline at St Erth for London. Golfers will enjoy one of Cornwall's most scenic courses at Lelant, just over a mile away with views stretching towards the iconic Godrevy Lighthouse, made famous by Virginia Woolfe..

Bordered by three beautiful sandy beaches, including Porthmeor and Porthminster beaches, St Ives Bay caters for any seaside activity, whether it be sailing, surfing or swimming. For less sea based pursuits, the cliff top walks along the heritage coast to the west are exhilarating, while the boutiques and galleries in the town provide a colourful shopping experience. Most notably the town is now also home to the landmark and extended Tate Gallery along with the tranquil garden oasis of the Barbara Hepworth Museum.

The clarity of light, sandy beaches and turquoise waters of the bays 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, as well as Cornwall's only weekly jazz club showcasing local and national talent.

The Apartment

For anyone looking for something truly special in the St Ives area, with interior quality seldom seen in Cornwall, this apartment will prove to be an exceptional opportunity.

Entering the building via a short set of steps, the sense of world-class quality is apparent as soon as one enters the apartment. The reconfiguration of the property has been designed and specified to maximise all space available whilst not comprising on the feeling of light or sensational views from the living areas.

Both bedrooms are situated to the rear of the apartment and provide bespoke fitted storage and desk/vanity areas. The hotel-style

master bedroom suite features a concealed sliding door opening to a truly unique boutique en suite bathroom / wet room. A further full bathroom / wet room is located off the hallway.

A full height sliding wall leads through to the living areas. Open plan and with an ingenious dining area with 'banquet' seating, concealed cupboards and wine cooler, the kitchen is fitted to the highest standards with quality and energy efficient appliances throughout, showcasing bespoke Corian dining table and worktops. The living area is defined by a bay window with window seating providing the most outstanding, uninterrupted sea views of St Ives, Carbis Bay and coastline.

The complete 2017 rebuild was carried out and designed by Monotypic Interior Design and included full re-modelling and bespoke design of the interior and furnishings, installation of underfloor heating throughout, re-wire, re-plumbing, new windows, doors, smart material walls and ceilings.

Every detail of Number 5 is entirely bespoke from the design of the layout to the finishing touches, furniture and fittings.





Parking and grounds

The apartment benefits from an undercover parking space, of undoubted benefit in this popular location. The communal lawned gardens enjoy the incredible views and are regularly tended as part of the management of the building.

Specification detail

Kitchen: Bespoke Corian tops with solid Ash edging. Fenix NTM smart material walls and splashbacks. Hettich kitchen. 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 area: Bespoke dining table matching worktops with powder coated steel angled legs. CDA integrated wine cooler. 'Banquet' seating with spillproof upholstery and hidden storage. Window seating with concealed storage.

Bathrooms: Both bathrooms are seamless with Corian wrapped floor-to-ceiling underfloor heated wet rooms, luxury baths, Bagno Design fittings, Stone resin bespoke sinks, Mira Platinum digital wireless shower controls, heated towel rails with timer, 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 to kitchen / living areas with remote control. Low energy LED lighting throughout.

Guarantees:

- Building regulations certification for renovation works
- Electrical certification
- FENSA windows guarantee

Holiday letting

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

Tenure

Leasehold with share of Freehold. 999 years from inception in 1985. £2,400 per year including gardening, communal maintenance, sinking fund, management company, caretaker and building insurance.

Services

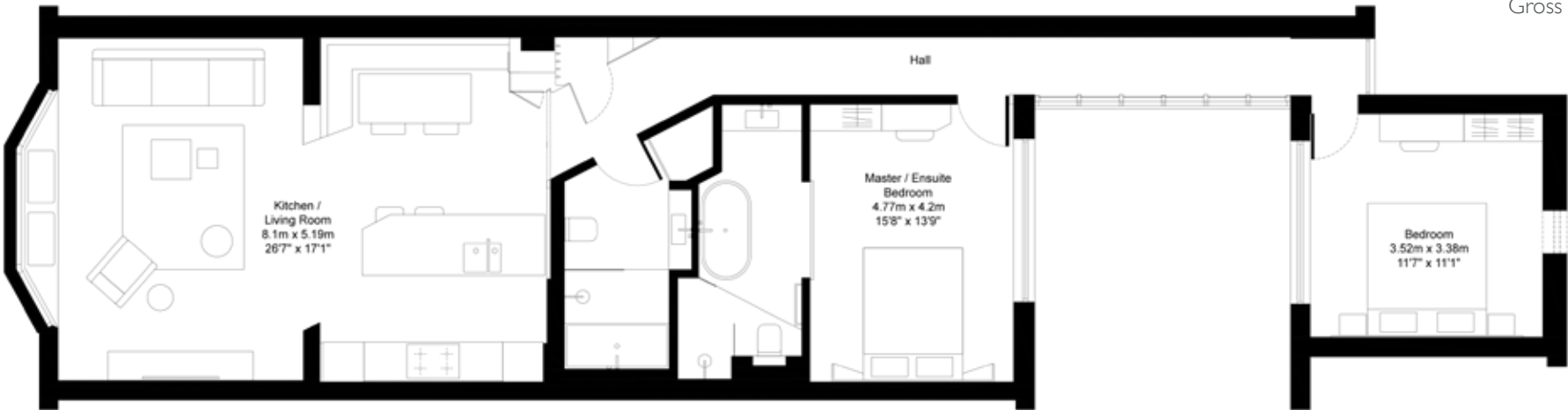
Mains water, drainage and electricity. Electric boiler. Underfloor heating (wet system) throughout. Broadband: Superfast fibre+ is available

Viewings

Strictly by appointment with the seller's sole agents, Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others such as furniture, curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.



Gross Internal floor area (approx):
112 sq m / 1205 sq ft



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