

# Gonwin Manor

ST IVES • WEST CORNWALL



# Gonwin Manor

GONWIN MANOR DRIVE, CARBIS BAY, ST IVES, TR26 3GN

Sensationally positioned modernised manor house with an orangery, detached cottage and studio, enjoying sublime and uninterrupted sea views.

West Cornwall Golf Club (Carbis Bay) – 0.8 • A30 – 2 • St Ives – 2.8  
Penzance – 8.3 • Truro – 22.7 • Cornwall Airport (Newquay) – 37  
(all distances are approximate and in miles)

- Impressive modernised manor house
- Fantastic position overlooking the coastline
  - Master bedroom suite with balcony
    - Up to 4 further bedrooms
  - Detached 2 bedroom annexe
    - Bespoke orangery
  - Gym with versatile studio space
    - Set within 2.5 acres



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The words rare and unique are often over used when describing property, but Gonwin Manor is exactly that. On a clear day the views along the coast are simply world class and the scarcity of such property makes this a truly special opportunity. Situated behind secure gates at the end of a long driveway, Gonwin Manor and its sister property Primrose Cottage provide spacious and versatile family accommodation with the option of catering for a dependent relative or holiday letting possibility. The direct access to the footpath, hidden away from prying eyes, provides beautiful walking opportunities up and down the coast.

### GONWIN MANOR

The impressive entrance hall is defined by its vaulted ceiling and galleried landing dominated by an incredible Italian chandelier providing a suitably impressive feature. The living accommodation on the ground floor is well balanced and suited to all modern families’ needs. The living room is both spacious and cosy with a large fireplace (with wood burner and granite surround) complementing the bay window and French doors to the garden and wonderful views. The kitchen includes granite tops, an AGA and a long breakfast bar, with a dining area and wall of windows looking out over the garden out to sea.

The study to the front of the property could make a wonderful snug or games room. Finishing the ground floor accommodation is a cloakroom and utility room with access to the garden. On the first floor, the dual aspect master en suite bedroom has its own balcony terrace positioned on the side of the property enjoying the most sensational views of the sea, coastline, Godrevy beach and miles of countryside. The adjacent en suite bedroom is currently used as dressing room and also enjoys views out to the ocean. There is a further double bedroom on the first floor (also en suite), positioned to the front of the property.

The second floor comprises two further bedrooms, both of which are en suite, perfect for children or visiting guests. One of the bedrooms has its own balcony facing the sea.

### PRIMROSE COTTAGE

Effectively an annexe to Gonwin Manor and currently lived in as a permanent home by family of the owners of the manor, Primrose Cottage benefits from being on its own title and having its own private garden and parking. This has previously been used as a lucrative holiday let. The reverse level accommodation comprises two bedrooms and a bathroom on the ground floor with an open plan living room / kitchen on the first floor, along with a balcony terrace enjoying the incredible views and a wood burner providing a focal point.



### OUTBUILDINGS

Positioned to the east of the manor house and discretely located behind a high wall, the orangery is the flagship creation of the well renowned conservatory specialist Philip Whear. Between the main house and Primrose Cottage the double garage is now a bespoke home gym with a versatile studio overhead. This provides great potential if required for a variety of uses. Car porting locating immediately behind the gym provides undercover parking for at least three cars, bikes, surfboards and kayaks, along with bin and log stores.

### GARDENS & GROUNDS

A driveway with electric gates provides a private entrance to Gonwin Manor with Primrose Cottage benefiting from having its own driveway, turning and lawned garden. To the front of the main house the brick-paved driveway includes a turning area dominated by palms with lawns to either side, including a sunken trampoline. To the front of the orangery is a level lawn with patio areas to both sides, perfect for sheltered al fresco dining.

Behind the main house, on the seaward side, the lawns extend as far as the coastal path, which is discretely hidden from sight behind a mature hedgerow. A patio running along the length of the house provides ideal space for outside entertaining and for extension if required (and subject to any necessary consents).

The grounds for Gonwin Manor and Primrose Cottage total 2.52 acres.

### LOCAL INFORMATION

In recent years, Carbis Bay has been named as one of the world's 20 most beautiful bays and sits between the harbour town of St Ives and the sandy Hayle Estuary.

Home to the landmark Tate St Ives Gallery, and the famous Barbara Hepworth Museum, St Ives is bordered by three beautiful sandy beaches which are repeatedly voted among the best in the British Isles, one particularly for surfing. Set against the colourful backdrop of the working fishing harbour, the turquoise waters of St Ives have attracted artists since the 19th century due to its renowned clarity of light.

The town, with winding cobbled streets, is also a ‘foodie’ destination, packed with numerous restaurants, pubs and cafes, all offering excellent fare. Indeed, the most highly acclaimed and award-winning Porthminster Beach Café is just a short walk down from the house.

In nearby Lelant, overlooking the Hayle Estuary, there is a spectacular links golf course with views stretching up towards Godrevy Lighthouse. A scenic branch railway line links Carbis Bay and St Ives with the main London-Penzance line at nearby St Erth.





## DIRECTIONS

Leave the A30 at the St Erth Roundabout, following signs for the A3074 towards St Ives, Carbis Bay and Lelant. Go straight over the mini roundabout, staying on the A3074 for approximately 1.5 miles, before turning right onto church lane. After 300ft, turn left onto Gonwin Manor Drive, marked by a slate house sign. Gonwin Manor is to the right hand side at the end of the lane.

## TENURE

Freehold

## SERVICES

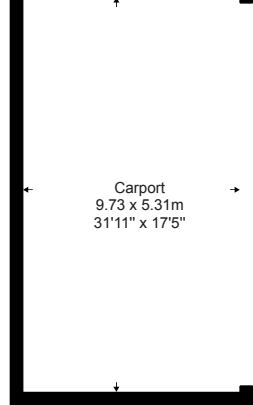
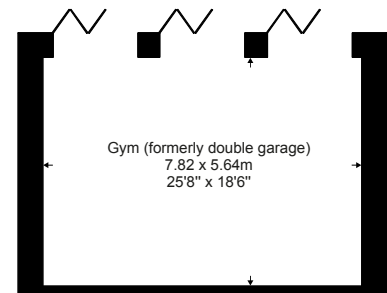
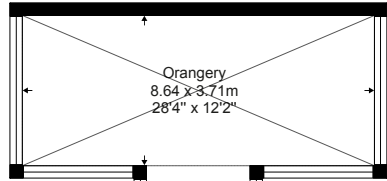
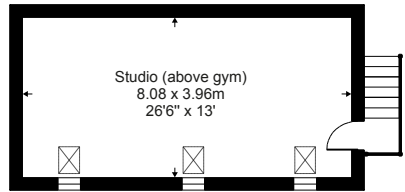
Mains water and electricity. Private drainage. Propane gas tanks for heating. Underfloor heating throughout ground and first floors of Gonwin Manor. Broadband: superfast enabled.

## VIEWINGS

Strictly by prior appointment with Savills.

## FIXTURES AND FITTINGS

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



## GONWIN MANOR

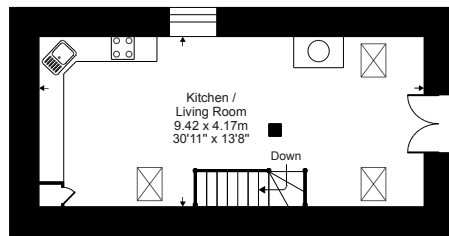
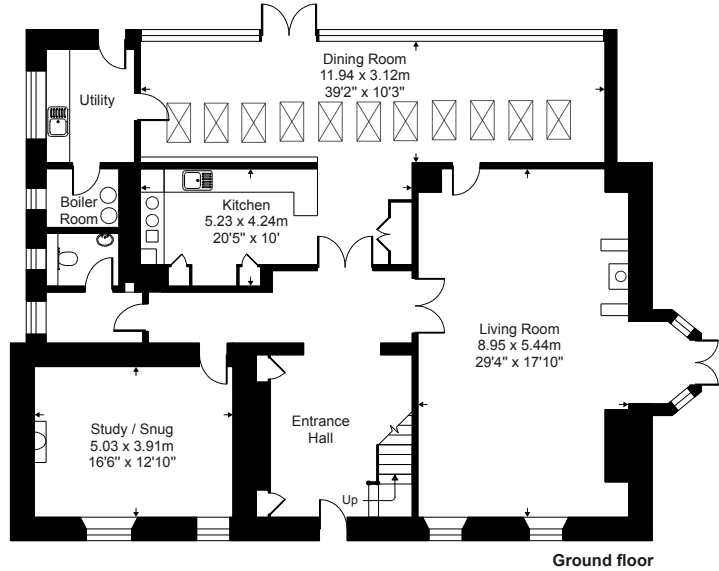
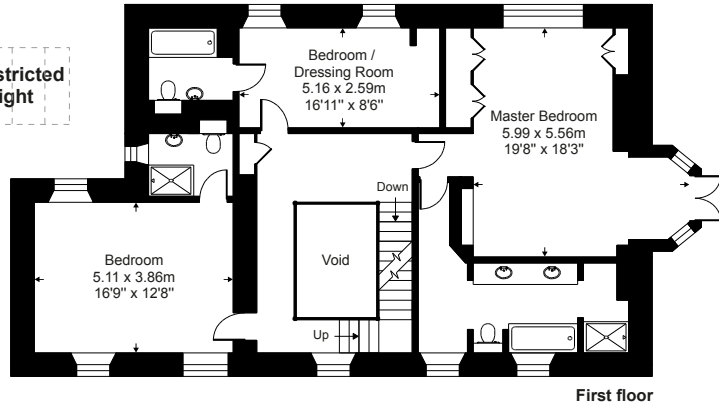
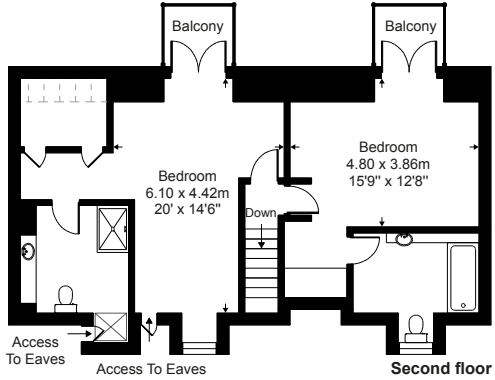
Approximate Gross Internal Area:

**Main House:**  
368.3 sq m / 3965 sq ft  
(Excludes Restricted Head Height & Void)

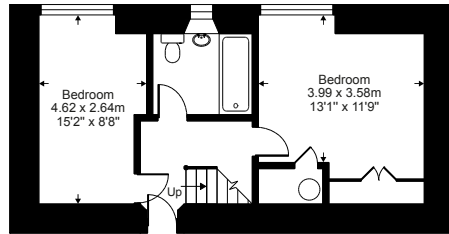
**Primrose Cottage:**  
80.7 sq m / 869 sq ft

**Outbuildings:**  
126.3 sq m / 1360 sq ft

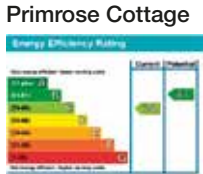
Denotes restricted head height



Primrose Cottage First floor



Primrose Cottage Ground floor



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