



# Spectacular views across St Ives Bay

**Kensa, Hain Walk, St. Ives, Cornwall, TR26 2AF**

£1,500,000 Freehold





*“A substantial detached house, set in an elevated position with stunning views out across St Ives Bay towards Godrevy Lighthouse, Gwithian Beach & Hayle Bar”.*

**Over 2,800 sqft, set in just under half an acre**

**5 bedrooms all with sea views**

**3 bathrooms (one ensuite to include a sauna)**

**3 reception rooms**

**Large sunny terrace & entertaining area**

**Single Garage with further parking**

#### **Local Information**

Cornwall's unique character comes from its historic landscape and some 400 miles of spectacular coastline. This unique property occupies a magnificent setting facing due East looking out over Carbis Bay and beyond. The South West Coast Path is accessed by footpath with St Ives centre being about a 20-minute walk.

Home to the landmark Tate St Ives Gallery (built in 1993) 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.

St Ives has some outstanding schools across all ages. St Ives Infants (Ofsted Outstanding) St Ives Juniors (Ofsted Good) and St Ives Secondary School is the first Secondary school in Cornwall to receive the Ofsted Outstanding classification.

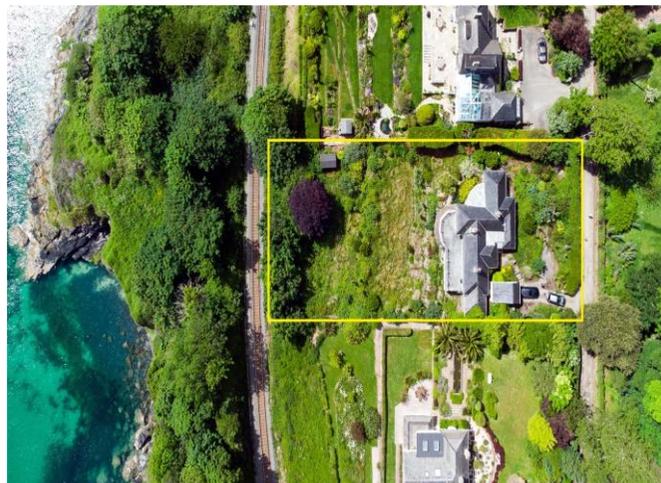
Set against the colorful backdrop of the working fishing harbour, the turquoise waters of St. Ives have

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 including the award-winning Porthminster Beach Café.

At 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.

#### **About this property**

Kensa occupies a substantial east facing plot of just under half an acre, with unopposed views over Carbis Bay and out across St Ives Bay towards Godrevy Lighthouse, Gwithian Beach & Hayle Bar. Set on Hain Walk, which forms part of the South West coast path, a brisk walk of about 15 minutes, will take you to the centre of St Ives.



Whilst in need of refurbishment throughout, the building provides generous, split level accommodation, extending to over 2,700 sqft including a self-contained apartment on the lower ground floor.

Set behind a large hedge off Hain Walk, a tarmac driveway leads down to a single garage with extra parking to the left along with a turning area. Access to the East facing rear garden is from either side of the house with steps leading down to a rear patio area from which there are spectacular sea and coastal views.

Being set on a hillside, the gardens have been terraced, as such, there are several levels accessed via steps at each side of the garden.

**Tenure**  
Freehold

**Local Authority**  
Cornwall County Council

**Energy Performance**  
EPC Rating = To be confirmed

**Services**  
Mains Water & Drainage. Gas Fired Central Heating (2 boilers)

**Directions**  
Take the A30 towards Penzance until reaching the Hayle roundabout, take the second exit A3074 signposted to St Ives and proceed for approximately three miles through Lelant and Carbis Bay.

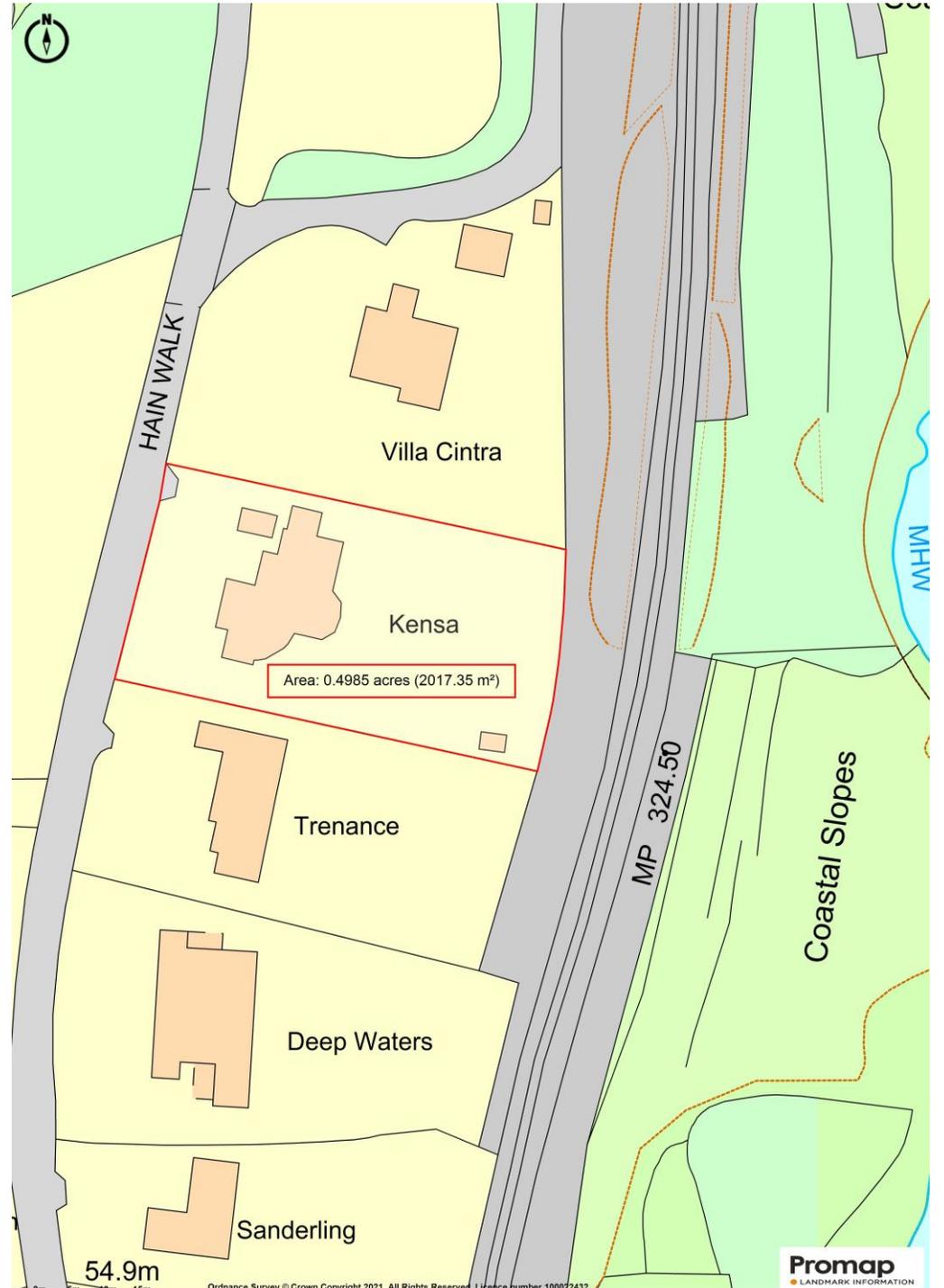
Approaching St Ives, look out for Tregenna Castle on the left, then Atlantic Studio on the right. Take

the next right into Hain Walk (note dead-end/Access only signs) after 20 metres bear right and continue for approximately 0.5 mile when you will see a large new wooden fence on the left, Kensa is the second house on the left after the fencing ends.

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Cornwall Office.  
Telephone:  
+44 (0) 1872 243 200.





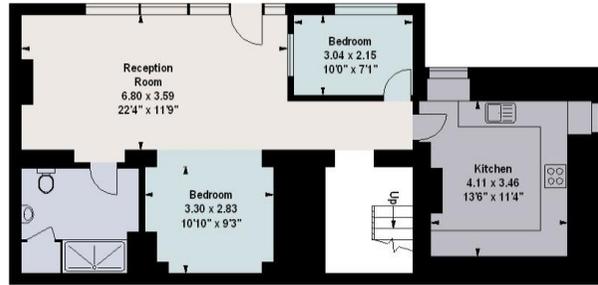
**Kensa, Hain Walk, St. Ives, Cornwall, TR26**  
**Gross Internal Area (inc Garage) 2889 sq ft, 268.4 m<sup>2</sup>**  
**Garage 177 sq ft**

**Chris Clifford**  
 Cornwall  
**+44 (0) 1872 243 200**  
 cclifford@savills.com

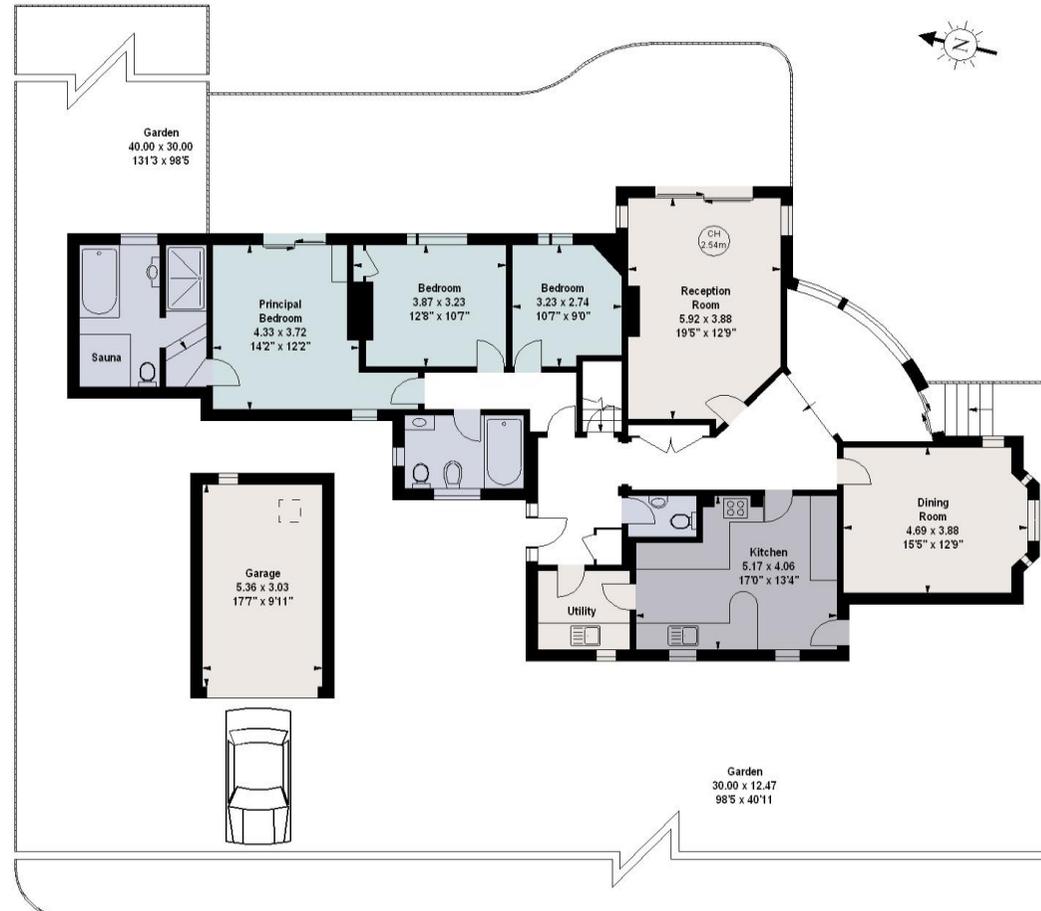


**Kensa**  
**Hain Walk, TR26**  
 Approximate gross internal area  
**2889 sq ft / 268.39 sq m**  
 (Including Garage)  
 Garage  
**177 sq ft / 16.44 sq m**

Key:  
 CH - Ceiling Height



Lower Ground Floor



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210607CCFD

