

CHY AN GWEAL FARM COTTAGE, ST. IVES ROAD

Carbis Bay, St. Ives, TR26 2PN



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Price: £750,000

Forming part of an exclusive and high quality mews style development that has been meticulously and cleverly re-developed by the present owner to now provide 3 beautiful, supremely finished individual properties that retain much of the character that the homes exuded when first built in the 1870's but combined effortlessly with contemporary living. Chy-an-Gweal Farm Cottage offers the new owner a large living room, kitchen / dining room, sun room, 2 double bedrooms with bathroom on the first floor and main bedroom with en-suite on the 2nd floor. Offering fine sea and coastal views over towards Godrevy plus enclosed garden and ample off road parking to the side. Viewing is highly recommended.





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DESCRIPTION

Welcome to this exclusive development in Carbis Bay, where luxury and charm meet in a beautifully renovated 3 bedroom semi-detached farm cottage. Situated within a private enclave of just three individual properties, this stunning home offers a truly unique opportunity. Step inside and be captivated by the seamless blend of contemporary living and the timeless character of this circa 1870s property. The current owner, with their expertise in developing 5-star gold award self-catering properties, has left no stone unturned in creating a space that embodies both comfort and style. Offering Villeroy and Boch sanitary ware with, AEG appliances and granite worktop surfaces. This cottage boasts off-road parking, ensuring convenience for residents and guests alike. The enclosed rear garden provides a tranquil sanctuary, perfect for enjoying the outdoors in privacy. For those considering holiday letting, this property is a dream come true. The owner's experience in the industry means that any potential buyer can immediately embark on holiday letting, with forecast figures readily available. The attention to detail and commitment to excellence ensure that guests will have a truly

remarkable experience. Not only is this cottage a fantastic investment opportunity, but it also offers an exceptional place to call home. Located in the sought-after coastal village of Carbis Bay, convenience and beauty surround you. With the provision of EV points, the owner has thoughtfully considered the needs of modern living. In summary, this high-quality renovated 3 bedroom farm cottage is a true gem within an exclusive development. Whether you are seeking a lucrative holiday let or a comfortable and stylish home, this property ticks all the boxes. Viewing is highly recommended to fully appreciate the exceptional craftsmanship and attention to detail that awaits you here.

ENTRANCE HALLWAY

Stable door into entrance with stairs rising to the first floor, wood effect porcelain tiled flooring

KITCHEN / DINING ROOM 13' 11" x 8' 7" (4.25m x 2.62m)

As with all of this developers properties, the kitchen of high quality with an extensive range of grey eye and base level units with ample polished granite worktop surfaces over. Fitted Villeroy and Boch Belfast sink unit inset the units, AEG induction hob with AEG electric oven under and extractor over, integrated dishwasher, washer / dryer and fridge freezer. Beautiful grey tiling splashback with window to the front. Ample power points and LED ceiling lighting along with a large skylight bring that extra degree of light within this beautiful kitchen.

CLOAKROOM

Wall hung Villeroy and Boch ceramic wash hand basin with enclosed WC with water saving flush, ceramic tiled flooring

LIVING ROOM 15' 11" x 11' 0" (4.84m x 3.35m)

Superbly inviting living room which combines the character of this traditional farm cottage and modern living. With original granite stone fireplace offering a fine focal point. The fireplace is log burner ready waiting for the new owner to decide what they want to use. Ceramic wood effect tiled flooring, ample power points, TV point, double doors opening out to the

SUN ROOM 12' 2" x 7' 7" (3.70m x 2.30m)

Great room opening out onto the rear garden with sloping roof and 2 large skylights and window to the side giving this room a superb degree of natural light, exposed refurbished granite wall, ample power points

FIRST FLOOR

With bespoke staircase and inset LED lighting rising to the first floor landing with doors to Bedrooms two and three plus the luxury bathroom.

BEDROOM TWO 10' 8" x 9' 1" (3.24m x 2.78m)

With window to the rear, carpeted, ample power points TV point. Ample room for wardrobes and drawers

BEDROOM THREE 10' 2" x 8' 8" (3.11m x 2.63m)

Another lovely double bedroom with window to the front, carpeted, ample power points, TV point

BATHROOM

Luxurious and high quality with Villeroy and Boch white sanitary ware with wall hung wash hand basin, enclosed WC, panelled bath with shower screen and thermostatically controlled mains connected shower, fully tiled walls, high quality patterned ceramic tiled floor, heated towel rail / radiator which can be independently controlled.

2ND FLOOR

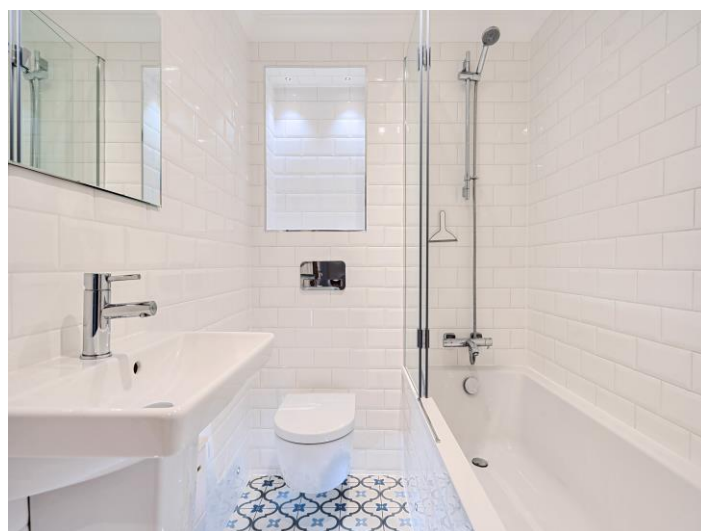
Stairs rising to 2nd floor landing with window to the front, doors to Bedroom One.

BEDROOM ONE 16' 0" x 8' 11" (4.88m x 2.73m)

Lovely light room with Velux window to the rear with views of the coastline and over to Hayle, large new dormer window to the front again offering the same coastal views. Exposed rafters, storage under the eaves, ample power points, TV point, door to

EN-SUITE

Villeroy and Boch walk in shower cubicle, wall hung Villeroy and Boch wash hand basin and enclosed WC, fully tiled walls, Velux window giving an excellent degree of light.





OUTSIDE

Landscaped gardens featuring some planting from the 1870's , stocked with mature plants, roses and a palm tree. The hedging provides a handy screen for privacy. There is a brick laid patio seating area. To the side of the property there is private gated parking for multiple vehicles.

SERVICES

Mains electric, mains gas, metered mains water. Heating is gas fired with underfloor heating with thermostat controls in every room

EPC

C

COUNCIL TAX

Band C

TENURE

Freehold

ACCESS RIGHTS.

The large tarmac area is owned by Chy-an-Gweal Farmhouse however Chy-an-Gweal Farm Cottage and Chy-an-Gweal Coachhouse have access rights over the land with a 3rd costs for maintenance.

FLOOD RISK

Surface Water - Very Low Risk Sea and River - Very Low Risk

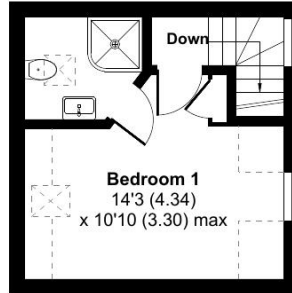
St. Ives Road, Carbis Bay, St. Ives, TR26

Chy an Gweal Farm Cottage = 998 sq ft / 92.7 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

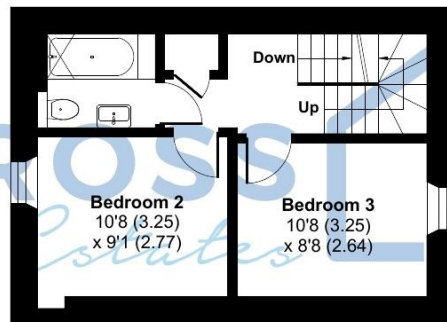
Total = 1025 sq ft / 95.2 sq m

For identification only - Not to scale

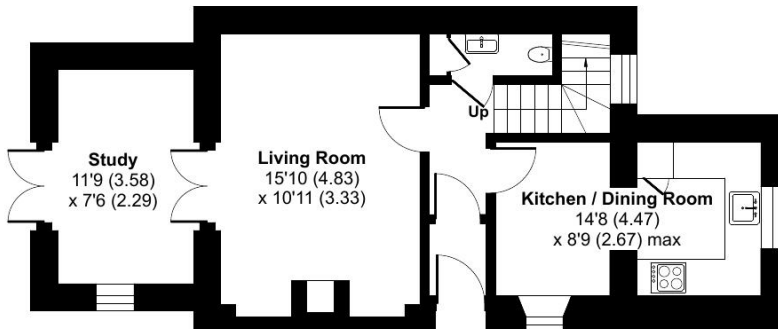


Denotes restricted head height

CHY AN GWEAL FARM COTTAGE
SECOND FLOOR



CHY AN GWEAL FARM
COTTAGE FIRST FLOOR



CHY AN GWEAL FARM COTTAGE
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cross Estates Limited. REF: 1076970

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