APRIL COTTAGE
• Five bedroom New England style coastal residence
• Architect designed by the renowned Barry Briscoe
• Spacious entrance conservatory with glorious views across private gardens towards the sea
• Open plan kitchen / dining area with outstanding vaulted ceilings and exposed timber beams and a Gas fired Aga
• Generous sitting room with feature multi fuel stove
• Ground floor bedroom and shower room
• Utility room and downstairs cloakroom / WC
• Four first floor bedrooms and family bathroom
• Balcony accessed from bedroom 1 providing a breathtaking view across the gardens and grounds towards the coast
• Three minute walk down a footpath to the beautiful Sandy Carbis bay beach
• 20 mins walk from the Centre of St Ives

TIN TIN COTTAGE
• A period one bedroom former miners cottage
• Open plan sitting / dining area with open fireplace
• Bespoke updated kitchen area
• New oak staircase leading to First floor bedroom and shower room
• Enclosed decked rear garden
• Detached outbuilding / utility room
• Private driveway parking

THE STUDIO
• Partially completed 3 storey detached Studio
• Now at a point whereby a new purchaser can fit their own kitchen and flooring
• First Floor open plan sitting / dining area with vaulted Oak ceilings and triple glazed bi fold doors
• First Floor Balcony providing the most exquisite views across the water towards Godrevy
• Master bedroom with on-suite ‘wet room’ at entrance level with timber decking and balcony
• Ground floor self contained bedroom with plumbing in place for en suite
• Private parking area and potential to landscape the terraced garden to front.
GARDENS & GROUNDS

- Secluded grounds extending to just over 1 acre
- Beautifully manicured lawned gardens together with mature hedging
- Extremely well stocked flower beds
- A charming wooded area running the boundary of the property
- Driveway parking for numerous vehicles
- Twin Oak carport

DESCRIPTION

April Cottage

Located in a wonderfully secluded wooded setting, April Cottage is a unique 5 bedroom family home providing a rustic and charming feel yet features all the modern luxuries one would expect from a modern home of this size and value.

Having been designed by renowned local architect Barry Briscoe, April Cottage is a New England style property which oozes quality and class at every turn from the spacious bespoke open plan kitchen / dining area with vaulted ceilings to the Master bedroom with generous balcony which provides the most delightful views over the manicured lawned gardens towards the coast.

The property is entered into a spacious open conservatory area which naturally flows into the open space that is the kitchen / dining area. The kitchen itself has been beautifully hand crafted and provides a wonderfully light and spacious area to cook and entertain. There is a central island unit together with a gas fired Aga and electric oven for back up. Large windows provide a glorious view across the gardens and towards the open sea. The feeling of open space is amplified more via a vaulted ceiling with exposed timber beams spanning the full length of the kitchen area.

The dining area features French doors which open onto the front terrace where again the most outstanding views over the gardens and grounds can be enjoyed. From the dining area steps descent to a sunken sitting room which features a multi fuel stove set within an impressive fireplace. Again, French doors open onto the front terrace and further steps descend to a sunken decked area which makes for a wonderful area for alfresco dining.
To complete the accommodation on this floor there is a generous double bedroom, shower room and a separate utility room and cloakroom / WC.

At first floor level there are four spacious bedrooms with the master bedroom featuring a wonderful balcony area which allows you to capture the very best views over the gardens, grounds and open sea beyond. There is also a well appointed family bathroom with separate double shower cubicle on this floor.

Externally, the majority of the gardens and grounds belong to April Cottage and comprises of a wonderful blend of formal, well manicured lawned areas coupled with natural woodland and wild flower beds. There is also a generous amount of driveway parking together with a twin carport and plenty of open space should any prospective purchaser wish to erect a garage, subject to the necessary permissions required. The beautiful beach of Carbis Bay is just 3 minutes’ walk away following the footpath from the gardens through the woods whilst St Ives itself is just a 20 minute walk away.

**Tin Tin Cottage**

This former miner’s cottage has been tastefully cared for over recent years and provides a comfortable one bedroom, two story cottage. The property is entered into the open sitting / dining area which features a beautiful original open fireplace and sash window. A doorway leads into a modest kitchen area which provides generous work surfaces coupled with a new electric oven and four ring hob and a space saving pull out Larder.

Oak stairs lead to a first floor level where there is a double bedroom and separate shower room and WC. Tin Tin cottage has its own private parking space accessed via an adopted lane / public footpath which leads to Carbis Bay Beach. The cottage also features two decked areas located behind the property which captures the sun for the majority of the day.
This fabulous, partially completed, three storey Studio has been sympathetically constructed using local materials in a fabulous position to take full advantage of the wonderful coastal views.

Planning permission states that this property is for use as a Studio in conjunction with April cottage, but subject to a successful application there is a strong possibility that any potential purchaser, once completed, could transfer this wonderful property into a separate dwelling.

The Studio is entered at first floor level via a large decked balcony which leads into the kitchen, not currently fitted, which in turn leads to a staircase which rises to the open plan second floor sitting / dining area. At entrance level there is also the master bedroom with en suite shower room.

As mentioned previously, at second floor level, there is a wonderful open space designed to be the sitting / dining area. This area has a wonderful Natural Oak vaulted ceiling with exposed timber beams. At the far end of this room bi-folding doors open to a delightful balcony of glass and chrome. From this area the most outstanding views of the sea and coastline are visible.

Accessed independently to the main Studio accommodation at ground floor level is the second bedroom with services in place to create an en suite. This area has not yet been finished and therefore provides a wonderful opportunity for any potential purchaser to create their own ideas for this space. This area would make an ideal cinema room or Gym, alternatively at a simplest form a gardener’s workshop / storeroom. There is also an option to construct a swimming pool to the front of the basement (Subject to approvals).

**THE GARDENS**

Beautiful landscaped gardens create an idyllic and unique setting, offering privacy and tranquillity while also being located close to Carbis Bay beach just three minutes’ walk away. A recently constructed two bay oak carport and private gravel drive provides plenty of car parking and access to the gardens, while a deck area located on the terraces below the main house provides a perfect area to relax and enjoy the views and peacefulness of the location.
LOCATION

Carbis Bay is one of the three beautiful sandy coves surrounding the village of St Ives, in the south of the stunning St Ives Bay. St Ives, the home to the landmark Tate Gallery and the famous Barbara Hepworth Museum, has 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 its winding cobbled streets, is also a ‘foodie’ destination packed with numerous restaurants, pubs and cafes all offering excellent fare including the award-winning Porthminster Café.

In nearby Lelant 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.

SERVICES

The following services are available; mains electricity, mains gas, mains water, private drainage system for all 3 properties, broadband, telephone and satellite. We have not verified connection.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary office. This plan is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 2500017366."
APRIL COTTAGE

**Approx. Gross Internal Floor Area**
3,626 sq ft / 336.8 sq m (includes annexe and studio)

**DIRECTIONS**
From Truro take the A30 west towards St Ives. Take the Lelant and St Ives turning off the A30. Upon entering Carbis Bay carry on along the main road past the right hand turning for the Carbis Bay Hotel and on past Boskerris Road. Valley Road will be found shortly after on the right hand side. Proceed down to the bottom of this road taking a right hand turn at the very bottom onto a unmade track. The entrance to April Cottage is directly in front of you with a sign on the 5 bar timber gate.

**POSESSION**
Vacant possession will be given upon completion.

**AGENTS NOTE**
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any map extracts used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

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