

# WOOD COTTAGE

HAIN WALK • ST. IVES • CORNWALL









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*A charming waterfront family home situated in a prime, elevated and private position on the edge of St Ives. The property offers exciting refurbishment or development potential, subject to gaining the necessary planning consent*

## Lot 1

Entrance hallway • Kitchen • Dining room • Sitting room  
Conservatory • Terrace

5 bedrooms • Family bathroom • Separate W/C

Double garage • Wooden chalet • Extensive parking  
Barbeque area and terrace • Mature gardens and woodland

## In all about 1.6 acres

Gross Internal floor area:  
House: 1,931 sq ft (179.3 sq m)  
Garage: 284 sq ft (26.3 sq m)

## Lot 2

A further paddock that extends to about ½ acre  
is available by separate negotiation

Hayle and the A30 5 miles  
St Erth 5.5 miles (London Paddington 4 hours 50 minutes)  
Truro 24 miles • Newquay Airport 40 miles  
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.





## Wood Cottage Lot 1 – for sale freehold

Wood Cottage is a charming family home situated in a prime waterfront position on the edge of St Ives on probably the most sought-after residential lane. The property is approached down a private lane and enjoys panoramic views to St Ives Bay. The property has plenty of parking in front of the house and the detached double garage for at least 10 vehicles or boat trailers.

Steps from the driveway lead up through the garden to the front door. Beyond the cloakroom and WC and up some steps is the staircase hallway. Off the hallway are both the dining room and sitting room. The dining room has an open gas fire and leads through to the kitchen. The kitchen enjoys lovely views out to sea, has a gas hob and electric oven and a back door. The sitting room has an open fireplace with an original granite millstone surround and leads through to the conservatory.

Stairs from the entrance hallway lead up to the first floor landing off which are four bedrooms and a family bathroom (with both a bath and a shower). Off the fourth bedroom is the fifth bedroom at the rear. The principal bedroom is particularly impressive with a double aspect and views facing both east and south.

## Outbuildings, gardens and grounds

Outside, there is a lovely south east facing terrace which leads down to a barbeque area and a pond. Beside the house is a wooden, one bedroom studio chalet. Beside the parking area is a double garage.

The garden is particularly impressive and extends to about 1.6 acres and provides a high degree of privacy and protection.

## Lot 2

Adjoining the garden is a further paddock that extends to about ½ acre that is offered for sale by separate negotiation.







## North Cornish Coast

The clarity of light, sandy beaches and turquoise waters of St Ives have attracted artists and those seeking an outstanding quality of life since the 19th century. Centred on a working harbour, the winding cobbled streets that were once the homes and inns of sailors and fishermen are now vibrant with restaurants, pubs and cafes; showcasing Cornwall's fabulous delicacies.



The cliff top walks to the west of St Ives are exhilarating while boutiques and galleries provide a more tranquil afternoon. Most notably, the town is now also home to the landmark Tate Gallery, the famous Barbara Hepworth Museum and the Bernard Leach Pottery.

Behind the property and well away from the house, Hain Walk forms part of the South West Coast Path and links Carbis Bay Beach and the rail station to Porthminster Beach in St Ives which is home to the award-winning Porthminster Beach Café. These are two of the most sheltered beaches in the area, ideal for swimming and more leisurely water sports. There is excellent surfing at both Porthmeor Beach and at St Ives Bay.







Overlooking the Hayle Estuary at nearby Lelant (2.5 miles), there is a spectacular links golf course with views stretching up towards Godrevy Lighthouse.



A branch railway line links St Ives to the main Penzance to Paddington line at St Erth (5.5 miles) with trains from there taking about 5 hours to reach London.



Newquay Airport is about 40 miles away and offers daily flights to London Stansted, London Gatwick and a growing number of cities across the UK.



Recent and on-going improvements to the main A30 Trunk Road now provide fast access to the M5 motorway network at Exeter.



The towns of both St Ives and Carbis Bay are well served with doctors, dentists, professional services, shopping including supermarkets, a leisure centre and schooling. There are many cafés, bars and restaurants around

St Ives harbour and the area is renowned for its artist community with plenty of galleries.

### Services

Mains gas, electricity, water and drainage. Gas-fire central heating.

### Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

### Local Authority

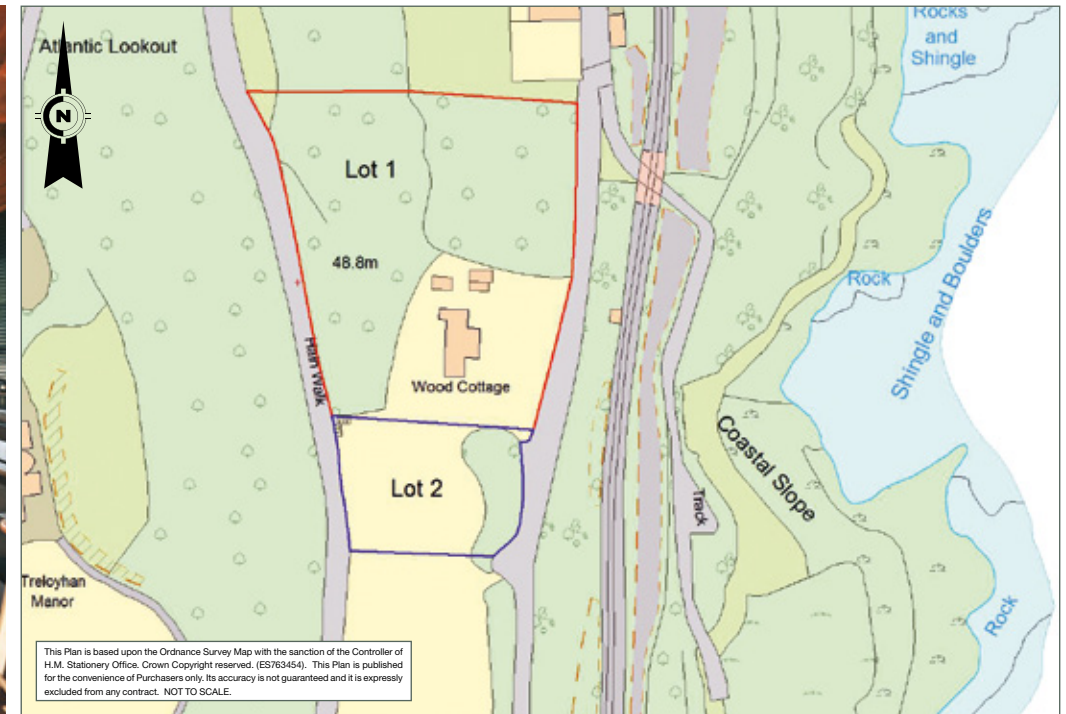
Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY.

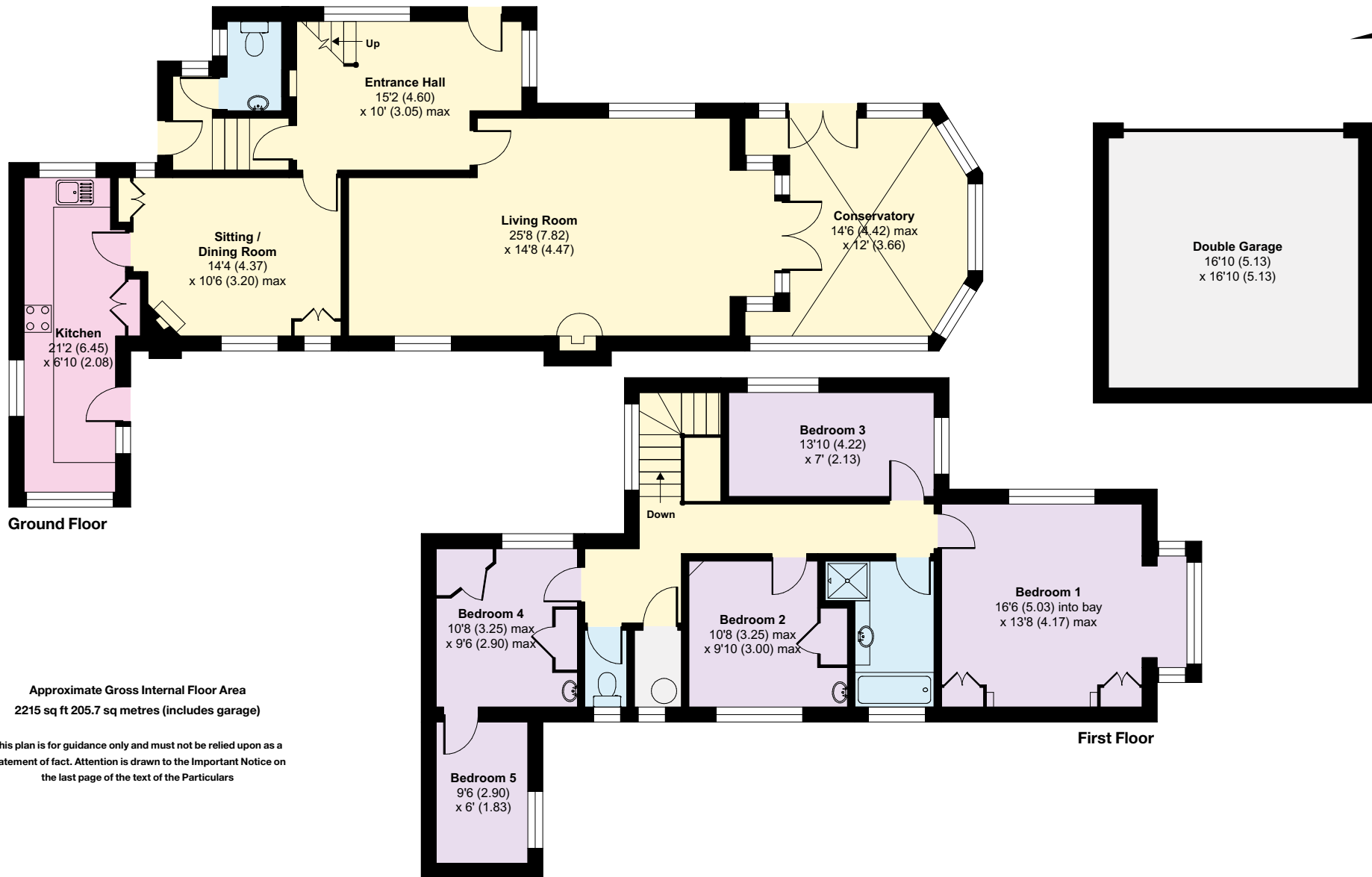
### Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

### Directions (TR26 2AF)

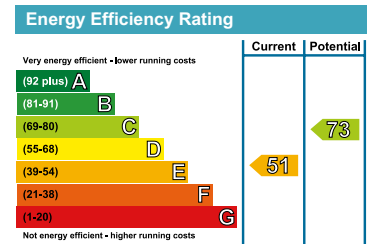
From the A30 take the A3074 towards St Ives. Drive through Lelant and Carbis Bay and enter St Ives along Treloyhan Avenue. After passing Treloyhan Manor on the right take a sharp right onto Hain Walk. As the lane drops down fork right and proceed down Hain Walk. Take the first left down the lane indicated Private Road and proceed down the lane as it bends left. The entrance to the property is the first on the left.





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