

STAGS

The Old Meadow

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Carbis Bay, St. Ives, Cornwall, TR26 2TL

Beach 0.8 Miles - St Ives Town Centre 2.3 Miles

A substantial five-bedroom home offering flexible accommodation arranged over two floors and finished to a high modern standard.

- Detached Property
- Ample Parking
- Modern Finish
- Conservatory
- Freehold
- 5 Bedrooms
- Garage
- Courtyard Garden
- 2 Bathrooms
- Council Tax Band E

Guide Price £595,000

SITUATION

Positioned within the popular Higher Boskerris area of Carbis Bay, the property enjoys an enviable coastal setting within easy reach of the area's outstanding beaches and amenities. Carbis Bay Beach is easily accessible and, at low tide, it is possible to walk around the headland at the eastern end of the bay and continue on to the expansive sands of Porthkidney Beach. The picturesque harbour town of St Ives lies approximately a 20-minute walk to the west along the South West Coastal Path.

The coastline surrounding St Ives is renowned for its collection of beautiful beaches, each with its own distinct character. Porthmeor Beach, home to the world-famous Tate St Ives gallery, faces the Atlantic Ocean and is particularly popular with surfers, while the more sheltered beaches around St Ives Bay are favoured by families. Dolphins and seals are regularly spotted along this stretch of coastline. St Ives itself is one of Cornwall's most sought-after coastal destinations, celebrated for its charming maze of narrow streets, traditional fishermen's cottages, independent boutiques, restaurants and art galleries. At the heart of the town is the picturesque granite harbour, where local fishing boats continue to moor alongside its own sandy beach.







THE PROPERTY

An exceptionally spacious and well-presented five-bedroom detached house, occupying a highly convenient position within one of Carbis Bay's residential areas. The property offers particularly versatile accommodation arranged over two floors, making it well suited to modern family life and providing considerable flexibility for those requiring additional bedrooms, work-from-home space or occasional guest accommodation.

The house is approached via an impressive entrance hall, creating a welcoming introduction to the accommodation and providing access to the principal reception spaces and ground floor bedrooms. At the heart of the home is a particularly spacious open-plan living and dining area, providing an excellent environment for both everyday family life and entertaining. This flows through to a superb recently fitted kitchen, which is modern in style, well equipped and particularly generous in size, providing a further attractive and practical focal point to the home. A large conservatory that opens to the rear garden completes the ground floor accommodation.

The ground floor provides two well-proportioned bedrooms, together with a large family bathroom, offering excellent flexibility and the potential for single-level living if required. To the first floor are three further generous bedrooms, providing excellent space for a larger family, guests or home working, together with a Jack and Jill bathroom. The first floor offers potential to increase the living space, and take advantage of the distance sea views over towards St.Ives Bay.

The combination of generous and flexible accommodation, modern presentation, excellent parking and garage provision makes this an appealing family home. Its position within Carbis Bay also places it conveniently for local schools, everyday amenities and the wider attractions of the area, including the renowned coastline and beaches for which Carbis Bay is particularly well known.

OUTSIDE

To the front of the property is a generous brick-paved driveway providing parking for around four vehicles. The access driveway is shared with the neighbouring property for access only and leads to the single garage, with a pedestrian gate providing access to the rear garden.

The rear garden is a particularly good size and is fully enclosed, with access available around both sides of the house. The garden offers a combination of two attractive paved seating areas and well-established planting areas, together with a useful part-timber, part-glazed potting shed/greenhouse. Immediately to the rear of the house is a courtyard laid with a crushed-tyre surface, providing a practical and safe space for outdoor play. There is also an external water tap and fencing to the rear, further enhancing the practicality and privacy of the garden.

SERVICES

Mains water, drainage and electricity.

VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

What3words ///tweezers.wiped.uniform







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222

