

The Bay & City Estate Agents

Lewis Houghton Wills



ST IVES

Castle Approach is an exceptional and individual development of only 12 detached houses. Superior in size and beautifully architecturally designed these 5 bedroomed properties are available with an LABC 10 year warranty and was a finalist for the best individual new home at the Building Excellence Awards 2017. Recognised for their outstanding construction and workmanship these properties offer approximately 2400 sqft and are reversed level to take advantage of the surrounding views. The properties benefit from a high standard of fixtures and fittings complimented by stylish lighting throughout. Internally the kitchens are designed to a high specification with integrated appliances including a wine cooler. The bathroom and en-suite shower rooms are finished to an excellent standard. These property is exempt from the St Ives second home buyer rule.

OIEO £795,000

Plot 11 Castle Approach, Tregenna Castle, ST IVES, TR26 2DE

- OUTSTANDING DETACHED PROPERTY
- LABC 10 YEAR WARRANTY
- ECO-FRIENDLY DESIGN
- 5 BEDROOMS
- OPEN PLAN LIVING SPACE
- CHOICE OF HIGH QUALITY KITCHEN UNITS
- SET WITHIN THE GROUNDS OF THE SPECTACULAR TREGENNA CASTLE RESORT
- GARAGE

THE PROPERTY

The accommodation to the ground floor briefly comprises; an entrance porchway, hallway, four well-proportioned bedrooms with the master bedroom and bedroom two having an en-suite shower room, utility and a snug with door out onto a decked area. To the first floor there is a spacious open plan lounge/dining/kitchen room with stunning floor to ceiling height triangular shaped windows and double doors out onto a balcony allowing plenty of light, bedroom five and a shower room.

The property has been designed around an eco-friendly design and includes solar panels on the roof space to contribute to the running of the air source heating pump and the electricity.

Externally the development is away from Tregenna Castle creating a quiet secluded position for residents. The gardens are communal and are well maintained with a variety of plants and shrubs to the front. The property has the added benefit of an adjacent garage and there is parking available for each home.

The property is within just 200 metres walking distance to Porthminster beach.

LOCATION

Tregenna Castle is a family-friendly destination with a wealth of facilities, overlooking the well renowned and picturesque seaside town of St Ives. Boasting a subtropical paradise and golden sandy beaches including the blue flag rated Porthmeor Beach and the beautiful Porthminster Beach, St Ives is a highly popular seaside resort.

The turquoise waters of St Ives, set against the colourful backdrop of the working fishing harbour, have attracted artists since the 19th century due to the renowned clarity of light. The town is home to the landmark Tate Gallery and the famous Barbara Hepworth Museum. The charming cobbled streets offer a wonderful and eclectic mix of boutique shops, bars and restaurants for all tastes.

The fine golden sand and turquoise waters of St Ives Bay are some of the cleanest in Europe with at least two regularly receiving the coveted Blue Flag awards. The beaches are generally safe with lifeguards patrolling throughout the season.

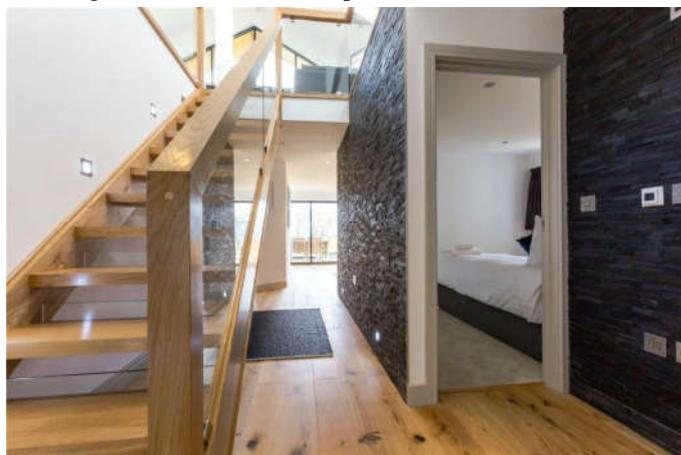
A scenic branch railway links St Ives and Carbis Bay with the main London to Penzance line at nearby St Erth.

ACCOMMODATION COMPRISES - ALL DIMENSIONS ARE APPROXIMATE.

GROUND FLOOR

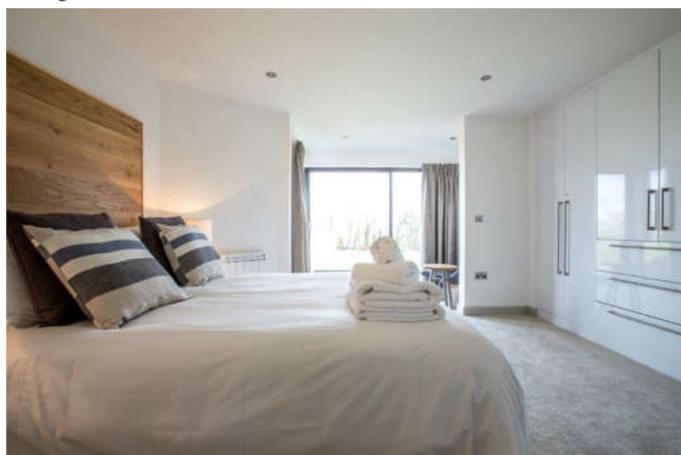
ENTRANCE BALCONY

A teak decked balcony with inset spotlighting, glass balustrading and wall lights. Double glazed door and full length window with powder coated aluminium frames allowing access to the entrance porch.



INNER HALLWAY

Engineered oak flooring. Solid oak staircase with glass risers. Natural slate feature walls. Motion detected courtesy lighting. LED inset spotlights. Electric radiator. Underfloor heating. Touch control panel for bathroom. Opening to snug/second lounge. Solid oak doors to:-



MASTER BEDROOM

16' 4" x 15' 5" (4.98m x 4.70m) Double glazed windows and large sliding doors with power coated aluminium frames to front aspect overlooking the balcony, communal grounds towards sea views. Electric radiator. Inset LED spotlighting. Doorway and under floor heating control pad for en-suite.

MASTER BEDROOM EN SUITE SHOWER ROOM

8' 2" x 5' 6" (2.49m x 1.68m) Double glazed frosted window to side aspect with powder coated aluminium frame. Wall hung WC with concealed cistern. Floating wash hand basin with waterfall tap over. Wall mounted mirror with motion detected LED lighting. Heated chrome towel rail. Inset LED white spotlighting. Extractor fan. Walk-in double shower cubicle with glass screen and overhead drench shower. Under floor heating.



BEDROOM TWO

13' 5" x 11' 5" (4.09m x 3.48m) Double glazed window to side aspect with aluminium powder coated frame. Electric radiator. Inset LED spotlighting. Wall mounted heating control panel and door to en-suite.

BEDROOM TWO EN SUITE SHOWER ROOM

8' 2" x 6' 2" (2.49m x 1.88m) Tiled flooring and tiled walls. Under floor heating. Wall hung WC with concealed cistern. Wall mounted motion detected LED mirror. Floating wash hand basin with waterfall tap over. Double walk-in shower cubicle with glass screen and overhead drench shower. Heated chrome towel rail. Motion detected courtesy lighting. Extractor fan.



BEDROOM THREE

12' 1" x 10' 9" (3.68m x 3.28m) Double glazed window to rear aspect with powder coated aluminium frame. Electric radiator.

BEDROOM FOUR

10' 9" x 10' 5" (3.28m x 3.18m) Double glazed window to side aspect with powder coated aluminium frame. Electric radiator.



SNUG/SECOND LOUNGE

Two double glazed full length windows and large double glazed sliding doors with powder coated aluminium frames leading to the ground floor balcony/sun terrace, overlooking the communal grounds and towards sea views. Engineered oak flooring. Inset LED spotlighting. Electric radiator.



FAMILY BATHROOM

Tiled walls and tile flooring with under floor heating. Luxury bathroom suite comprising; wall hung WC with concealed cistern, floating wash hand basin with waterfall tap over, wall mounted mirror with motion detected LED lighting, panelled bath with glass screen and drench shower over.

FIRST FLOOR

OPEN PLAN LIVING AREA

Six rain sensitive electric Velux windows in total. Engineered oak flooring. Central solid oak floating hand rail with toughened glass panels. Double glazed sliding doors with powder coated aluminium frames and with triangular cut glass above, maximising the views. Opening onto the first floor sun terrace with composite decking and glass balustrading.



This superb room has open vaulted ceilings open planned incorporating the stunning kitchen/dining area, living room and a study area.



KITCHEN AREA

Extensive range of textured built-in soft closing wall and base units with matching drawers. Two built-in eye level NEFF ovens. Built-in NEFF induction hob with concealed SIEMENS inset electric rising extractor column with light and touch controls. Solid composite worktops with matching waterfall end panelling. Stainless steel under mount sink. Solid composite upstands. Inset LED spotlighting. Built-in NEFF dishwasher. Built-in carousel space saving corner units. Open vaulted ceiling. Two electric radiators. Oak doors to:-



SITTING AREA

29' 2" x 14' 1" (8.89m x 4.29m)



DINING AREA

13' 9" x 11' 5" (4.19m x 3.48m)



OPEN PLAN STUDY AREA

BEDROOM FIVE

17' 8" x 11' 5" (5.38m x 3.48m) Large double bedroom with three rain sensitive electric double glazed Velux skylights. Electric radiator. Double glazed window to rear aspect with powder coated aluminium frame. Wall mounted under floor heating touch pad for bathroom.



SHOWER ROOM

11' 5" x 11' 1" (3.48m x 3.38m) Rain sensitive electric double glazed Velux window. Tiled flooring and walls. Under floor heating. Walk-in double shower cubicle with glass screen and overhead drench shower. Floating wash hand basin with waterfall tap above. Wall hung WC with concealed cistern. Built-in cupboard housing pressurised hot water cylinder heated via air source unit. Extractor fan. Inset LED spotlighting.

OUTSIDE



To the rear of the property there is a teak decked entrance balcony and access to the large attached garage.

To the front of the property there are two further decked balcony/sun terrace maximising the views on offer. The ground floor balcony consists of teak with inset spotlights, floating toughened glass balustrade where steps descend to the communal grounds and gardens. The first floor balcony consists of composite decking, again with floating toughened glass balustrade maximising the views on offer.

GARAGE

AGENT NOTES

NOTE - The interior photos are that of Plot 11, and the final finish and specification may be subject to change.

Depending on the plot position for the development the view of the surrounding area will be subject to change. Several of the plots will boast a sea view.

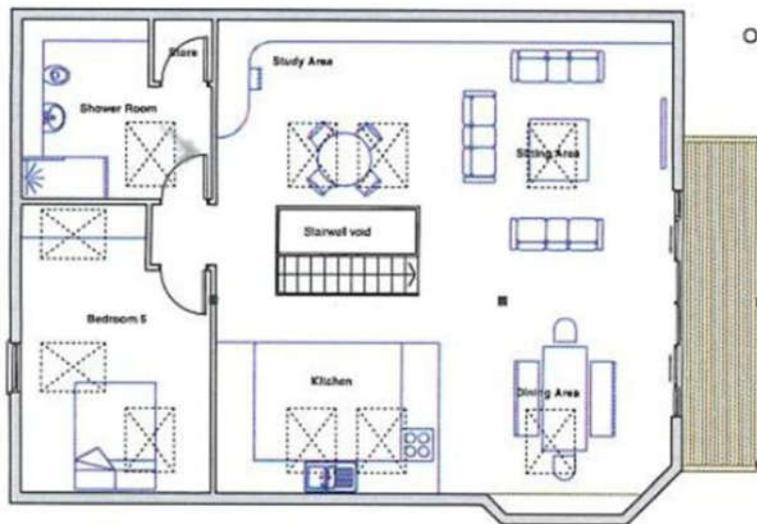
The service charge for the period between 2015/16 was £2,145.67 to include use of the hotel facilities including the heated indoor pool, sauna and steam room, seasonal heated outdoor pool, gym, tennis and croquet.

All Castle Approach properties are leasehold with a 999 year lease commencing upon completion.

These properties can be let back through Tregenna Castle Hotel for 25% plus VAT which includes:-

- * Advertising
- * Booking Service
- * Check-in Service
- * Housekeeping
- * Laundry
- * Itinerary Checks
- * Monthly statements
- * Guest Directory

We understand from the developer these properties are exempt from the St Ives second home buyers rule.



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AGENTS NOTE - Whilst we endeavour to make our sales particulars, fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact our offices, and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: the approximate room sizes are only intended as a general guide. You must therefore verify the dimensions carefully before ordering carpets or any built in furniture. SERVICES: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising any offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OF CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER LEWIS HAUGHTON WILLS LTD NOR ANY OF ITS DIRECTORS OR EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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