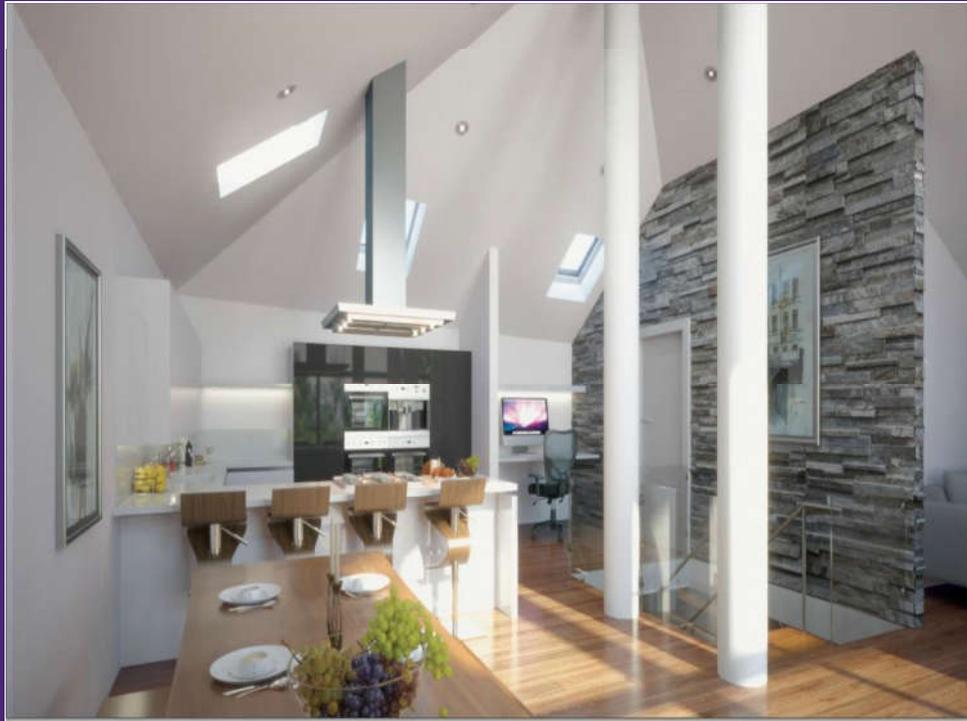


The Bay & City Estate Agents

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 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 1810 sqft and are reversed level to take advantage of the surrounding views. The property benefits 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. The bathroom and en-suite shower rooms are finished to an excellent standard.

£715,000

Plot 3 Castle Approach, Tregenna Castle Hotel, ST IVES, TR26 2DE

- OUTSTANDING DETACHED PROPERTY
- LABC 10 YEAR WARRANTY
- ECO-FRIENDLY DESIGN
- 4/5 BEDROOMS
- OPEN PLAN LIVING SPACE
- CHOICE OF HIGH QUALITY KITCHEN UNITS
- SET WITHIN THE GROUNDS OF THE SPECTACULAR TREGENNA CASTLE RESORT
- GARAGE AND PARKING SPACE

THE PROPERTY

The accommodation to the ground floor briefly comprises; an entrance porch way, hallway, utility room, family bathroom, three to four well-proportioned bedrooms with the master bedroom and bedroom two having an en-suite shower room. The fourth bedroom could alternatively be used as a snug or study 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. There is also a further bedroom with an en-suite 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 complex 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 of the properties. The property has the added benefit of an adjacent garage and there is parking available for each home.

The properties is located within just 200 metres walking distance of 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

Powder coated aluminium windows and doors. Glazed door leading into:-

ENTRANCE HALL

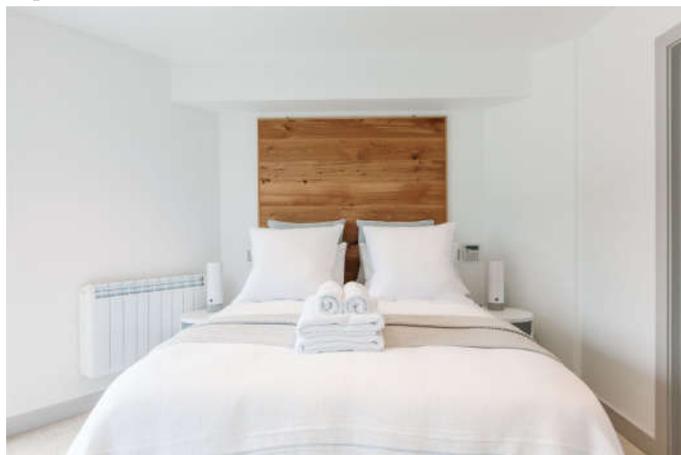
Window to side elevation. Glass panel. LED spotlights. Double storage cupboard with pressurised system and tank inside. Tiled flooring. Frosted door leading into:-

ENTRANCE HALLWAY

Oak floors. Electric radiator. LED spotlights. Slate feature wall. Tiled floor. Door leading to utility, master bedroom, bathroom, snug room, bedroom three and bedroom four.

UTILITY ROOM

Window to front elevation. Matching white gloss wall and base units. BOSCH washing machine and tumble dryer. Storage cupboard.



BEDROOM THREE

10' 9" x 8' 10" (3.28m x 2.69m) Window to side elevation. Electric radiator. Walk-in wardrobe. LED spotlights.



FAMILY BATHROOM

Contemporary style suite with grey tiled flooring and walls. LED spotlights. Square half pedestal wash hand basin with waterfall taps. Low level WC with hidden cistern. Panelled bath with central waterfall tap. Chrome ladder style heated towel rail. Touch screen mirror. Electric under floor heating.

SNUG/BEDROOM FIVE

14' 5" x 7' 2" (4.39m x 2.18m) Patio doors leading onto large decked terrace with views over the grounds and towards the sea. Floor to ceiling glazed window. Electric radiator. LED spotlights.



MASTER BEDROOM

16' 4" x 15' 5" (4.98m x 4.70m) Patio doors leading out onto the large decked terrace with wonderful views into the grounds of Tregenna Castle, over to golf area and out to the bay in the distance. Electric radiator. LED spotlights. Space for wardrobes. Door leading to:-



MASTER EN SUITE

8' 2" x 5' 6" (2.49m x 1.68m) Grey wall and floor tiles. Electric under floor heating. LED spotlights. Square half pedestal hand wash basin with waterfall style taps. Touch screen mirror. Chrome ladder style heated towel rail. Large walk-in shower with glass screen and rain shower over. Obscure window to side elevation.



BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3.00m) Window to side elevation. Electric radiator. Walk-in wardrobe. LED spotlights. Radiator. Door leading to:-



EN-SUITE BEDROOM TWO

9' 2" x 4' 11" (2.79m x 1.50m) Grey wall and floor tiles. Electric under floor heating. LED spotlights. Square half pedestal hand wash basin with waterfall style taps. Touch screen mirror. Chrome ladder style heated towel rail. Large walk-in shower with glass screen and rain shower over. Obscure window to side elevation.

FIRST FLOOR**OPEN PLAN LIVING SPACE**

Oak staircase with glass inserts rising to open plan living space with vaulted ceilings. French doors leading onto balcony with views over the grounds, golf area and out to the bay. A stylish contemporary living flame electric fire with glass surround. TV point. Electric radiator. Five Velux windows.

**KITCHEN AREA**

11' 5" x 10' 5" (3.48m x 3.18m) With a white stylish kitchen with matching wall and base units and pull-out larder drawers, large storage cupboards. Granite worktops with inset cut out stainless steel sink and drainer and tap over. Integrated fridge/freezer, double oven, induction hob with contemporary stainless steel and glass extractor fan, integral dishwasher. All of the appliances are NEFF. Breakfast bar.

**DINING AREA**

16' 8" x 11' 9" (5.08m x 3.58m)

**SITTING AREA**

17' 4" x 13' 5" (5.28m x 4.09m)

OFFICE AREA

Beyond the kitchen area is a small office area and in front of this is the door into bedroom four

BEDROOM FOUR

10' 9" x 9' 6" (3.28m x 2.90m) Single bedroom. Velux window. Storage cupboard. LED spotlights. Oak floor. Door leading to:-

EN SUITE - BEDROOM FOUR

10' 9" x 3' 7" (3.28m x 1.09m) Grey wall and floor tiles. Electric under floor heating. LED spotlights. Square half pedestal hand wash basin with waterfall style taps. Touch screen mirror. Chrome ladder style heated towel rail. Large walk-in shower with glass screen and rain shower over. Obscure window to side elevation.

OUTSIDE



GARDENS

There are steps leading up to the front of the property and landscaped gardens to the side. Off the downstairs bedrooms is a large wrap around balcony which is decked with LED spotlights and glass surround in order to enjoy the views. Wooden steps lead into the garden.

There is a large balcony off the living area which is also is decked with LED lighting and glass wrap around enjoying the views.



GARAGE

With power and light and up and over door. Driveway is gravelled.

AGENT NOTES

Please note the front photo is that of Plot 1, 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.

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 which includes the use of all the hotel facilities including the heated indoor swimming pool, sauna steam room and gym, the seasonal outdoor pool 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

Guests also have access to:-

- * Heated Indoor Pool, Sauna, Steam Room
- * Seasonal Heated Outdoor Pool
- * Gym, Tennis, Croquet

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



**PLOT 3
GROUND FLOOR**



**PLOT 3
FIRST FLOOR**



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