

Airvanlea, Carninney Lane,
Carbis Bay



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& Parker

Land and property. Since 1885.



**3,791 sq ft (352 sq m) | Freehold
Panaromic sea views | One bedroom annexe
Large gardens | Four en suite bedrooms**

Guide price £1,850,000

A sensational, high specification statement home with great style, privacy and sea views.

Completed in 2016, this exceptional modern residence and annexe boasts over 3,700sq.ft of expertly crafted accommodation with a creative design concept and detailed use of glazing to enhance the sense of space, light and coastal views at every opportunity, resulting in a very special home. Commanding an elevated position tucked away into a peaceful pocket of Carbis Bay, this private setting is just moments from the vibrant town of St. Ives, a choice of beaches and enjoys breathtaking panoramic sea views across Carbis Bay, to Godrevy Lighthouse and miles beyond.

There is an impressive sense of arrival at this statement stone and cedar front façade home from the grand approach to the vast entrance hall serving all rooms to the ground floor. The vast 37' open plan kitchen, dining living room is pure style with a tasteful, high specification kitchen with integrated appliances, stone worktops, island and breakfast bar. Combined with the dual aspect and slimline frame sliding doors opening to a southwest facing rear patio and garden plus bi-folding doors to the front creates a wonderfully light entertaining or family space. Further to this floor is a handy utility/dog room and two spacious, dual aspect en suite bedrooms, including a Jack & Jill shower room.

The first floor provides yet another wow factor. A 42' dual aspect living room with vaulted ceilings, stunning fireplace and sensational sea views from the double door Juliette balcony. Two further en suite rooms are on this floor including the principal bedroom. More vaulted ceilings and vast glazing perfectly enhance space and maximise the miles of coastline and sea views. The en suite, of minimalist style boasts a rainfall double shower, separate bath and Velux window.

Outside

An expansive drive for many vehicles leads to the detached twin garage, with electric roller doors, EV charging and 'gardeners w/c' to the rear. Behind which is the plant room and adjacent tool shed and above, the fantastic, recently added one-bedroom annexe.



With open plan living, the triple aspect kitchen, dining, living room is beautifully appointed, enjoying sea views to one direction and private sun terrace to the other. Glorious grounds extend to c. 0.6 acres with a low maintenance astroturf front garden and an expansive, enclosed rear garden. The south west facing sun trap boasts attractive landscaping with granite stone walling and mature shrubs and borders, this garden is real delight. A large patio straight from the ground floor living area, with a few steps leading to the first of two large level lawns, ideal family spaces.

Location

Carbis Bay is a picturesque seaside village with a stunning sheltered beach popular with paddle boarders and kayakers. Great amenities include coffee shops, supermarket, convenience store, dentist, and restaurants including water-fronting Walter's On The Beach and The Carbis Bay Hotel. Nearby St. Ives is within 1 mile via the stunning SW Coast Path or scenic train ride. Renowned for its artistic community, picturesque harbour and a choice stunning beaches, including Porthmeor, popular for surfing, and Porthminster, known for its golden sands and calm waters. The maze of cobbled streets are lined with shops, cafes, and restaurants offering locally sourced seafood and Cornish delicacies. The iconic Tate St. Ives gallery overlooks Porthmeor Beach, showcasing contemporary art alongside pieces inspired by the local landscape. It's a vibrant and cultural hub, attracting visitors from around the world.

Truro, approximately 23 miles away, offers the county's leading scholastic, business and shopping facilities. The city also has a main line railway station to London Paddington whilst Newquay Airport on the north coast offers daily scheduled flights to London Gatwick Airport as well as departures to several other national and international destinations.

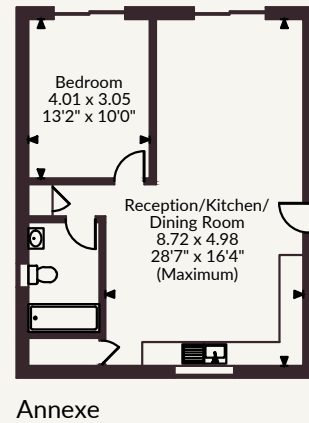
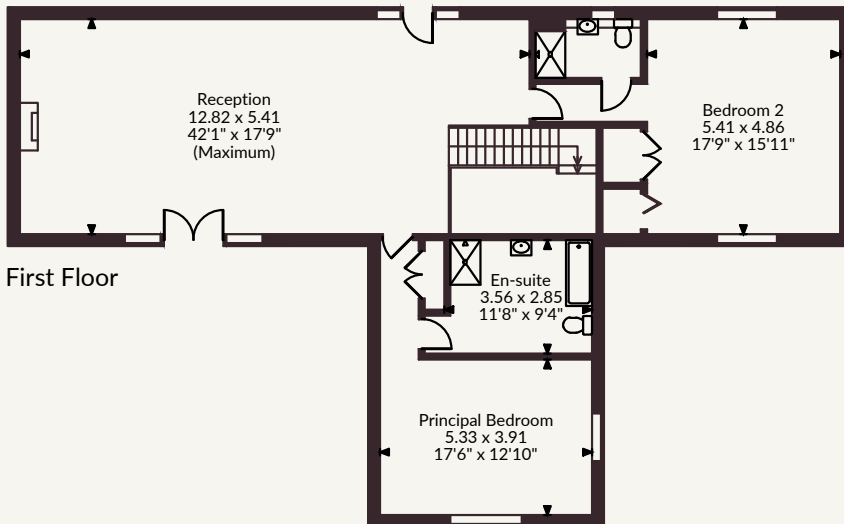
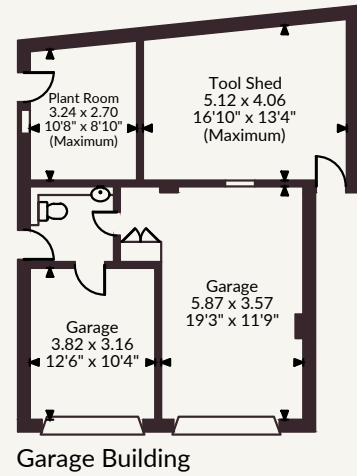
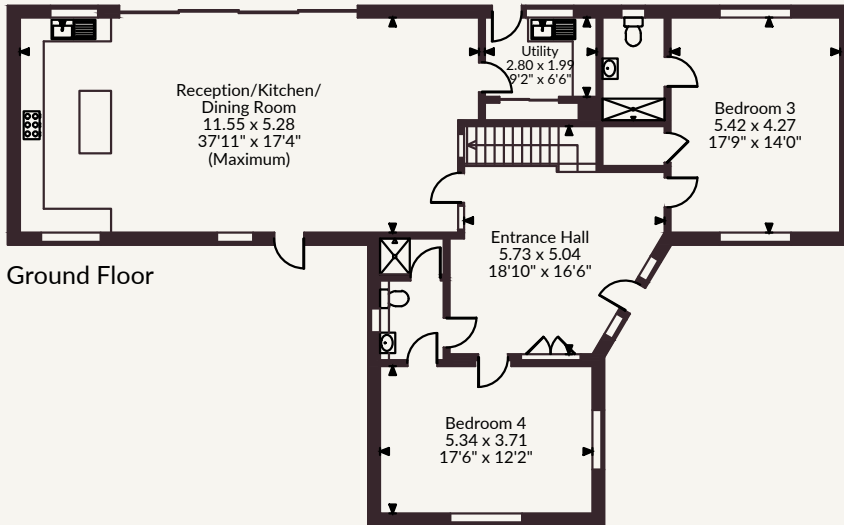
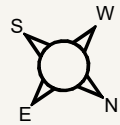
Postcode region: TR26

General

Local Authority: Cornwall Council
 Services: Mains water, electric and drainage with underfloor heating via a ground source heat pump plus 9kW PV solar panels with battery store.
 Council Tax: Band G
 EPC Rating: C
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Airvanlea Carninney Lane, Carbis Bay, Cornwall
 Main House internal area 3,142 sq ft (292 sq m)
 Garages internal area 435 sq ft (40 sq m)
 Plant Room & Tool Shed internal area 313 sq ft (29 sq m)
 Annexe internal area 649 sq ft (60 sq m)
 Total internal area 4,539 sq ft (422 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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