



Avocet



Avocet The Saltings

Lelant, St Ives, Cornwall, TR26 3DL

Beach 1 Mile Carbis Bay 2 Miles St IVES 3 Miles Penzance 6 Miles

Superbly positioned reverse-level contemporary property, located along the highly desirable Saltings, offering stunning waterside estuary views

- NO ONWARD CHAIN
- Gardens
- Quiet Location
- Parking
- Freehold
- Detached
- Waterside Views
- Successful Holiday Let
- Reverse Level
- Council Tax - Business.

Guide Price £850,000

SITUATION

Situated between the popular coastal spots of Carbis Bay and Hayle, Lelant boasts an enviable location with direct access to the beautiful Porthkidney Sands and the tranquil Hayle Estuary. The picturesque town of St Ives is within walking distance, offering easy reach to its celebrated attractions.

Surrounded by a collection of stunning beaches, each with its own unique appeal, St Ives is a coastal gem. Porthmeor Beach, facing the Atlantic and home to the renowned Tate Gallery, is a favourite among surfers, while the golden sands of St Ives Bay are ideal for family outings. Outdoor enthusiasts can enjoy everything from thrilling water sports to scenic coastal walks. Less than a mile away, the West Cornwall Golf Club offers a challenging course with breathtaking estuary views. At the heart of St Ives lies a charming network of narrow streets, lined with traditional fishermen's cottages, boutique shops, acclaimed restaurants, and art galleries. The town's granite harbour, lively with fishing boats and edged by its own sandy beach, remains a central hub of activity.

Travel is made easy by the scenic branch line that links Carbis Bay and St Ives to the main London-Penzance railway at nearby St Erth, providing excellent transport connections.

THE PROPERTY

Occupying an enviable position on The Saltings, directly overlooking the Hayle Estuary and the UNESCO-designated nature reserve beyond, this architect-designed detached home enjoys an exceptional and highly sought-after setting. The property has been thoughtfully designed to make the most of its elevated position, with far-reaching, uninterrupted views across the estuary and nature reserve, creating a constantly changing backdrop of water, wildlife and open countryside.



The setting is particularly special, with the natural beauty of the estuary quite literally forming part of the outlook from the house. From the principal living spaces and balcony, there are wonderful views across the waterways and salt marshes, where the changing tides, abundant birdlife and surrounding landscape can be enjoyed throughout the seasons. Despite this peaceful and secluded position, the golden sands of Porthkidney Beach are within easy walking distance, providing an enviable combination of tranquility and coastal accessibility.

Occupying a generous plot, the property offers a good degree of privacy both inside and out. A landscaped front terrace provides an attractive approach, while the substantial enclosed rear garden offers a peaceful space in which to relax and enjoy the surrounding environment. Private parking for several vehicles is an especially valuable feature in such a desirable coastal setting.

Internally, the house is arranged over two floors with a reverse-level layout specifically designed to maximise the exceptional views. The upper floor forms the principal living space, creating a bright and sociable open-plan environment comprising a bespoke kitchen, generous dining area and comfortable sitting room. Large windows draw the surrounding landscape into the home, while the sitting room opens directly onto a balcony overlooking the estuary and nature reserve. This is an exceptional advantage point from which to sit and watch the changing light, tides and wildlife across the water. A useful WC completes this level.

The lower floor provides three well-proportioned bedrooms, offering a quieter and more private area of the house. The principal bedroom enjoys direct access to the garden and commanding views across The Saltings, allowing the natural setting to remain a feature even from the bedroom. A stylish family bathroom and separate utility room complete the accommodation.

This is a particularly rare opportunity to acquire a contemporary coastal home in one of West Cornwall's most distinctive settings. The combination of its position overlooking the Hayle Estuary and nature reserve, outstanding views, thoughtful reverse-level design, generous gardens and proximity to Porthkidney Beach creates a home where the surrounding landscape is central to everyday life. Whether used as a permanent residence or a coastal retreat, it offers an exceptional opportunity to enjoy the natural beauty of the Cornish coast from a truly privileged position.

OUTSIDE

To the front of the property, a generous, low-maintenance paved forecourt provides valuable off-road parking for multiple vehicles, an increasingly rare feature in such a sought-after coastal location. The spacious approach offers excellent practicality and ease of access, with scope for potted plants or additional landscaping to soften the frontage.

To the rear, the elevated private garden provides a peaceful setting in which to relax and enjoy the surrounding natural landscape. Mainly laid to lawn and bordered by mature shrubs and established planting, the garden offers a good degree of privacy while retaining a wonderful sense of openness. From its raised position, the outlook extends towards The Saltings and the Hayle Estuary, allowing the changing landscape and surrounding nature reserve to be enjoyed from the garden. A particularly tranquil space for outdoor entertaining or simply sitting and appreciating the wildlife and ever-changing views, all just moments from the coast.

SERVICES

Mains Water, Electricity and Drainage. Ultrafast Broadband available - Ofcom Mobile Signal - EE, O2, Vodafone & Three - Limited.

VIEWINGS

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

DIRECTIONS

Travelling westbound on the A30 toward the roundabout at the end of the Hayle by-pass, take A3074 towards St Ives. Drive down the hill to the next roundabout and go straight over. At the next two roundabouts continue to follow the A3074 towards St Ives. After a short distance, take the right hand turn onto The Saltings. Continue along The Saltings for around a third of a mile and Avocet will be evident on your lefthand side.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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