



A stunningly located unique building plot with planning permission in place for a four bedroom detached contemporary residence with panoramic sea views.

LOCATION

The highly sought after village of Carbis Bay lies circa 2km south east of St Ives on the west side of St Ives Bay and its glorious sandy beaches. Nearby St Ives offers a wealth of shops, restaurants, galleries and harbour side cafes with both locations being on the branch line which links to the mainline railway service to London and are readily commutable to the A30 road network.

DESCRIPTION

A stunningly located unique building plot with planning permission already in place for a four bedroom detached contemporary residence with panoramic sea views. This unique property will become one of only 5 residential properties on Hawkes point and will also have the benefit of a parking space nearby as shown on the location plan.

PROPOSED ACCOMMODATION

Ground Floor Entrance hall, master bedroom with en-suite bathroom and dressing area, two further en-suite bedrooms, family bathroom, snug and utility room.

First Floor Landing, open plan lounge/kitchen/diner opening out on to the terrace, en-suite bedroom four and cloakroom.

Outside Generous mature gardens offering panoramic views over the headlands and coastline. A single parking space as identified on the location plan.

PLANNING

A Grant of Conditional Planning Permission was issued by Cornwall Council Planning Department, under application number PA15/01271, on the 2nd April 2015, for 'Proposed new dwelling and associated works (previously approved under PA12/04280). Interested parties must make and rely upon their own planning enquiries of Cornwall Council.

EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment with Countrywide Property Auctions 01395 275691 (weekdays); Miller Countrywide St Ives 01736 79733 1 (weekends).

