



Avocet



Avocet The Saltings

Lelant, St. Ives, 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

Set along the highly desirably Saltings beside the UNESCO-designated nature reserve, this architect-designed detached home enjoys one of West Cornwall's most privileged and picturesque settings. With sweeping, uninterrupted views across the Hayle Estuary and just a short stroll to the golden sands of Porthkidney Beach, the location offers a rare blend of coastal serenity and convenience.

Occupying a generous plot, the property offers both space and seclusion. The landscaped front terrace sets a welcoming tone, while the large enclosed rear garden provides a peaceful outdoor sanctuary. Ample private parking for multiple vehicles is a valuable and uncommon asset this close to the shoreline.

Inside, the home is arranged over two levels, with reverse-level living thoughtfully designed to take full advantage of the breathtaking views. The upper floor is an open, light-filled space that brings together a bespoke kitchen, spacious dining area, and a relaxing lounge that opens onto a balcony overlooking the water—perfect for entertaining or simply enjoying the ever-changing estuary landscape. A convenient WC is also located on this level. Downstairs, the accommodation includes three bedrooms, each offering comfort and privacy. The principal suite features direct access to the garden and enjoys commanding views over the Saltings. A stylish family bathroom and a separate utility room complete the lower floor, offering practical functionality alongside restful retreat.

This is a home that delivers on every front—outstanding design, captivating views, and an unbeatable location on The Saltings. Whether as a main residence or an idyllic coastal escape, it offers a lifestyle defined by natural beauty, privacy, and effortless access to one of the region's most iconic destinations.

OUTSIDE

To the front of the property, a generously sized, low-maintenance paved forecourt offering off-road parking for multiple vehicles—an increasingly rare and valuable feature in such a desirable coastal location. Designed with practicality in mind, this space provides ease of access while still allowing room for landscaping or potted plants to soften the approach and enhance kerb appeal.

To the rear, a beautifully elevated private garden offers a tranquil and secluded escape. Mainly laid to lawn, the space is ideal for outdoor relaxation, family activities, or entertaining in the warmer months. Mature, well-established shrubs and greenery form a natural border, providing both privacy and year-round visual interest. The raised position of the garden also enhances the sense of openness, creating a peaceful haven 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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