



Trendreath House











# Trendreath House

Lelant, St. Ives, Cornwall, TR26 3EG

Beach 1 Mile Carbis Bay 2 Miles Hayle 2 miles Penzance 6 Miles

Trendreath House is a beautifully renovated period home that seamlessly blends timeless character with contemporary elegance, offering a light-filled, luxurious family residence with stylish indoor and outdoor living spaces.

- Grade II Listed
- Quality Finish
- Stunning Kitchen
- Gardens
- Freehold
- 4 Bedrooms
- Master En-Suite
- Recently Updated
- Parking
- Council Tax Band C

Guide Price £850,000

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## SITUATION

Lelant enjoys a prime location between the popular seaside destinations of Carbis Bay and Hayle, offering direct access to the pristine sands of Porthkidney Beach and the tranquil Hayle Estuary, while remaining within easy walking distance of the vibrant, artistic town of St Ives.

The area surrounding St Ives is renowned for its spectacular coastline, featuring a collection of beaches each with its own distinctive charm. Porthmeor Beach, home to the world-famous Tate Gallery, faces the mighty Atlantic Ocean and is a favourite among surfers seeking challenging waves. In contrast, the calmer, golden sands of St Ives Bay provide safe and welcoming spaces for families, sunbathers, and casual swimmers. Beyond the beaches, the region offers an abundance of leisure opportunities, from exhilarating water sports and scenic coastal walks to the nearby West Cornwall Golf Club, less than a mile away, which provides a challenging course with breathtaking estuary views.

St Ives itself is a picture-perfect coastal town, with a maze of narrow streets lined with historic fishermen's cottages, boutique shops, art galleries, and an eclectic mix of cafés and restaurants. The granite harbour remains a bustling hub, where traditional fishing boats still moor alongside the pier, and a sandy beach offers the ideal spot for both relaxation and recreation.

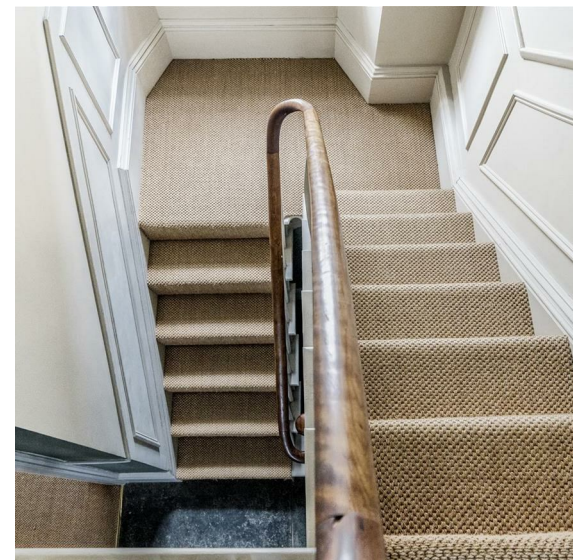
Connectivity is excellent, with a scenic branch line linking Carbis Bay and St Ives to the main London-to-Penzance rail line at nearby St Erth, providing easy access to both local attractions and the wider region. This combination of coastal charm, vibrant culture, and convenient travel makes Lelant a truly desirable location for those seeking both lifestyle and accessibility.

## THE PROPERTY

Trendreath House is a stunning example of a traditional period home enhanced with contemporary elegance and high-quality craftsmanship.

Completely renovated in 2022 and further refined by the current owners, this exquisite family residence seamlessly blends timeless character with modern design. The property exudes a sense of sophistication, with carefully considered finishes, thoughtful layouts, and an abundance of natural light throughout.

The home is approached via a central front door into a bright and welcoming hallway, which sets the tone with its sense of space and understated elegance. The ground floor offers a perfect balance of formal and relaxed living areas. The sitting room is cosy yet stylish, while the dual-aspect drawing room spans the full depth of the property, offering a light-filled, airy environment with carefully curated architectural details that highlight the home's traditional character. A versatile store or home office adds practical functionality.







The vaulted kitchen and dining room is the heart of the home — a true showpiece combining high-quality bespoke cabinetry, sleek surfaces, and modern appliances, all designed to harmonize with the property's period features. Doors open directly onto the south-facing garden, seamlessly connecting indoor and outdoor living and providing an ideal space for entertaining or enjoying tranquil family moments.

A grand Georgian-style staircase leads to the first floor, where a spacious, light-filled landing connects four beautifully appointed bedrooms. The master suite features a luxurious en suite bathroom, while the three further double bedrooms share a stylishly finished family bathroom. Each room has been thoughtfully designed to maximize natural light, space, and comfort, with a subtle nod to the home's traditional roots through carefully preserved period features.

Throughout Trendreath House, the blend of period charm and contemporary design creates a home that is both elegant and functional. From vaulted ceilings and large windows to refined finishes and stylish fixtures, every detail has been carefully considered to provide a luxurious yet inviting family environment. This is a property that perfectly balances timeless character with modern living, offering an exceptional lifestyle in a truly remarkable setting.

### OUTSIDE

The property is approached via a private gated entrance, opening onto a gravel driveway with parking for four to five vehicles.

A charming gravel path leads from the driveway to the lawned garden, which is enclosed by a combination of fencing, a traditional granite wall, and mature hedges, plants, and trees, offering both privacy and a sense of seclusion.

The grounds have been carefully designed to create multiple areas for outdoor enjoyment. A raised sun terrace provides the perfect spot for sunbathing or alfresco dining, while thoughtfully placed features such as an outdoor tap and shower enhance the practicality and convenience of the space. These outdoor improvements, combined with the natural landscaping, ensure that the gardens are both beautiful and highly usable, creating an inviting environment for relaxation and entertainment.

### SERVICES

Mains Water, electricity and drainage.

Gas fired central heating.

EE, O2 & Vodafone service limited (Ofcom)

BT Full Fibre Connected to property.

Superfast Broadband available (Ofcom)

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488

### DIRECTIONS

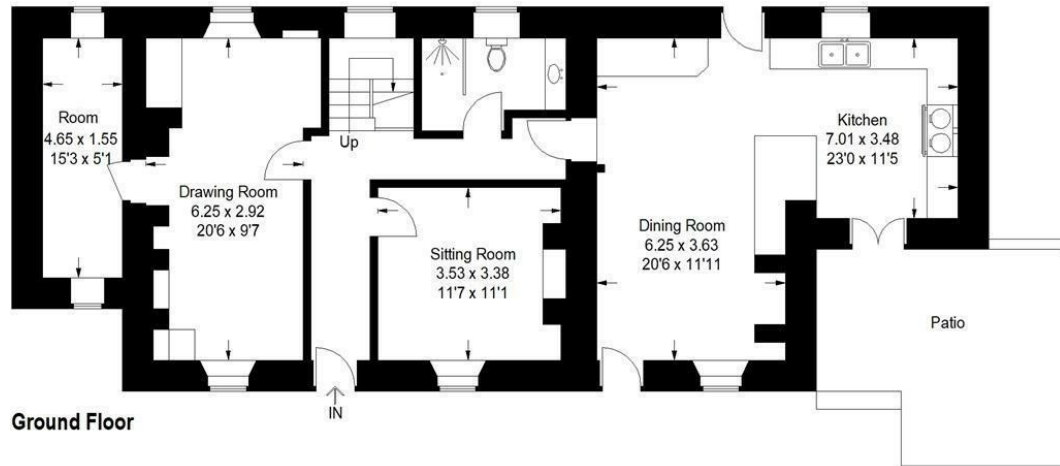
Travelling westbound at the roundabout at the end of the Hayle by-pass, take A3074 towards St Ives. Drive down the hill to the next roundabout and go straight over. At the next two roundabouts continue to follow the A3074 towards St Ives and Trendreath House will be seen on the right-hand side after about a further 200 yards.



Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1094704)



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	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







