









Set in a highly sought-after location beside the River Hayle, Woodcote Cottage is a newly constructed and beautifully appointed 3-bedroom home, offering the perfect blend of stylish modern living and exceptional comfort. With spectacular panoramic views across the water and a high-quality finish throughout, this is a truly unique opportunity to own a striking contemporary cottage in one of Cornwall's most desirable settings. Externally, the property impresses from the outset with its attractive stone façade and timber-clad exterior. The home's elevated position allows for uninterrupted, far-reaching river views, best enjoyed from the full-width balcony that spans the front of the property.

Inside, the reverse-level layout has been thoughtfully designed to take full advantage of the outlook. On the ground floor, a welcoming entrance hall leads to a spacious master bedroom with en-suite, as second guest bedroom with en-suite, and a third well-proportioned bedroom—ideal for family use or as a home office. There is a stylish family bathroom completes the lower floor. Upstairs can be accessed via the staircase or the internal lift and the open-plan living and dining area takes full advantage of the elevated position, opening out onto a full-width balcony—an ideal spot to relax and soak in the panoramic river views. Adjacent to the living space is a well-appointed kitchen and separate utility room, which also benefits from direct access to the balcony. Outside, the home is set within a good-sized plot featuring a level, lawned garden bordered by woodland managed by the Woodland Trust, a spacious driveway, and a substantial garage measuring 32 feet in length—providing ample space for parking, storage, or even workshop use.



















## **LOCATION**

Lelant is a picturesque village nestled beside the beautiful Hayle Estuary, just a short distance from the renowned coastal town of St Ives. With direct access to the South West Coast Path from the bottom of the garden, this is an ideal location for walkers and nature lovers alike. The scenic St Ives Bay railway line is only 200 metres away, offering a charming and convenient link to St Ives and beyond. Nearby, the highly regarded West Cornwall Golf Club enjoys an elevated position overlooking the estuary, providing spectacular views alongside its challenging course. Porthkidney Beach, a wide stretch of golden sand often captured in the work of celebrated artist John Miller, lies just beyond the dunes and continues almost uninterrupted to Carbis Bay. This unspoilt beach is perfect for long walks, dog-friendly outings, or simply soaking up the coastal beauty. St Ives itself is one of the most iconic destinations in West Cornwall, famed for its sandy harbour, turquoise waters, and vibrant arts scene. The town's narrow, cobbled streets are home to an eclectic mix of boutique shops, art galleries, bars, and restaurants, catering to every taste.

Lelant Train Station: 200m • West Cornwall Golf Club: 0.4 Miles • St Ives: 3 Miles • Penzance: 7 Miles • Truro: 21 Miles • Falmouth: 20.5 Miles • Newquay Airport: 32 Miles











## Woodcote Cottage, The Saltings, Lelant, St. Ives, TR26 3DL

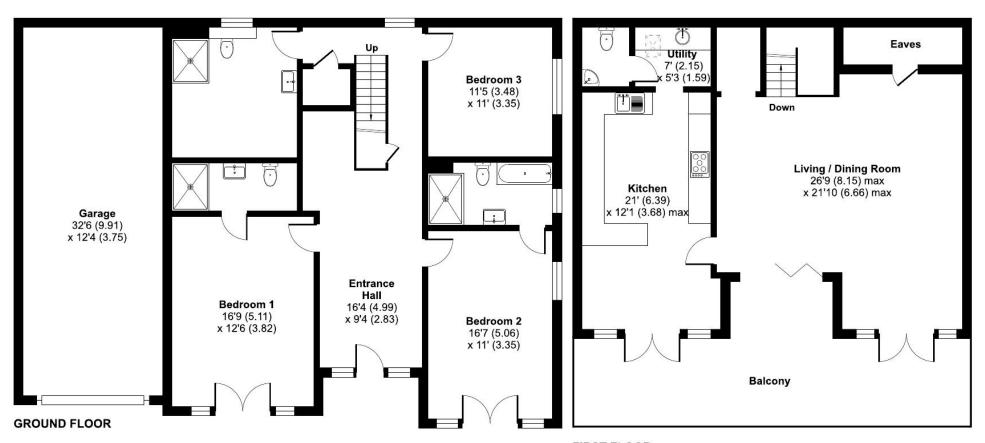


Approximate Area = 1897 sq ft / 176.2 sq m (excludes eaves)

Garage = 400 sq ft / 37.1 sq m

Total = 2297 sq ft / 213.3 sq m

For identification only - Not to scale



**FIRST FLOOR** 



Services: Mains water & electricity. Private drainage. Air source heating

**Directions:** What3words: hers.sprinkle.crescendo







**TELEPHONE** 

01872 306 360

**EMAIL** WEBSITE Info@RohrsAndRowe.co.uk www.RohrsAndRowe.co.uk











