



# The Elms

Riverside, Lelant, St. Ives, Cornwall



BNP PARIBAS GROUP 



## A breathtaking Victorian villa with stunning estuary views.

An exquisite three-storey, five bedroom, five bathroom Victorian villa, recently and extensively renovated to an exceptional standard with tremendous style and class throughout. A wonderful family home in a charming village, moments from the beautiful north Cornish coastline.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**5 BATHROOMS**



**MULTIPLE CAR DRIVE**



**0.35 ACRES**



**FREEHOLD**



**VILLAGE/ COASTAL**



**2,261 SQ FT**



**GUIDE PRICE  
£1,195,000**



### The property

A remarkable five bedroom Victorian villa with everything you wish to see from a modernised period home, exuding elegance and class, harmonising effortlessly with modern luxuries. Commanding a secluded position in the charming village of Lelant, the property stands at the top of its 0.35 acre plot with mature tree lined gardens and sweeping lawns that extend towards the Hayle Estuary, which it enjoys delightful views of.

Having undergone an extensive renovation, the owner has created something rather special, merging traditional Victorian aesthetics with modern high specification. The timeless period style boasts intricate corning, ceiling roses, picture rails plus tall skirting, vast ceiling height and cast-iron effect radiators.

A fabulous entrance hall serves all principal ground floor rooms and displays centrally, the original turning staircase. To the front is a grand and versatile double sitting room spanning C. 24', one section arranged as a designated sitting area around a focal wood burner

and the other with a vast bay window overlooking the gardens, a great TV room. A stylish modern kitchen is open-plan with the dining room, and has two breakfast bars boasting great space for entertaining or everyday family life. Doors open to an enclosed courtyard garden, a west facing suntrap perfect for alfresco dining and there is also a wet room/utility on this level.

The first floor comprises three generously proportioned double bedrooms, one with a vast bay window, two with delightful river views and all with en suites finished with a variety of indulgent styles. From a contemporary look to a period style showcasing a ball and claw bathtub with overhead rainfall shower.

A family bathroom with free standing bath and sleek black fittings off the split-level landing serves the spacious upper floor bedrooms. There's a final touch of decadence with one of the rooms boasting a luxurious free-standing roll top bath positioned beneath the window with beautiful estuary views.













## Outside

The beautifully mature grounds ensure shelter and privacy with a choice of seating areas to chase the sun all day plus sweeping lawns lying to the front of the house which has stunning estuary views and immediate access to the SW coast path from the bottom boundary. There is a generous gravelled driveway with parking for multiple vehicles.

## Location

The property is situated in the charming village of Lelant adjacent to the Hayle Estuary on the north Cornish coast. It boasts a local pub and great restaurants in Birdies Bistro and The Old Forge, plus an historic church, St. Uny dating back to the Norman Era and the fantastic West Cornwall Golf Club, a well-reputed links course with stunning coastal scenery.

There's a choice of beautiful beaches nearby with some of the best surf sports in Cornwall found across the estuary at Gwithian and Godrevy. The southwest coast path lies just beyond the grounds and garden, leading to the expansive Porthkidney Sands which is dog friendly all year. Hayle (2 miles) and St. Ives (3 miles) offer a choice of great amenities and schooling, St. Ives also accessible via the famous scenic train journey, with Lelant Station just 200m from the front door.

St. Ives is a beautiful seaside town, renowned for its artistic community and picturesque harbour. The town is dotted with art galleries, showcasing a diverse range of works inspired by its coastal beauty and beautiful sandy beaches. The maze of cobbled streets are lined with shops, cafes, and restaurants. It's a vibrant and cultural hub, attracting visitors from around the world. Nearby Carbis Bay is a picturesque seaside village with a stunning sheltered beach popular with paddle boarders plus there's fine dining at the Ugly Butterfly by Adam Handling.

Truro, approximately 22 miles away, offers the county's leading scholastic, business and shopping facilities. The city also has a main line railway station to London Paddington whilst Newquay Airport on the north coast offers daily scheduled flights to London Gatwick Airport as well as departures to several other national and international destinations.



## Distances

- Hayle - 2 miles
- St. Ives - 3 miles

## Nearby Stations

- Lelant - 200m
- St Erth - 1.5 miles

## Key Locations

- West Cornwall Golf Club - 0.5 miles
- Porthkidney Sands - 1 mile
- A30 - 1 mile

## Nearby Schools

- St Uny C of E Primary - 1.6 miles
- St Ives Secondary - 2.5 miles
- The Cornwall Independent - 2.5 miles
- Penwith College - 8 miles
- Truro School - 22 miles

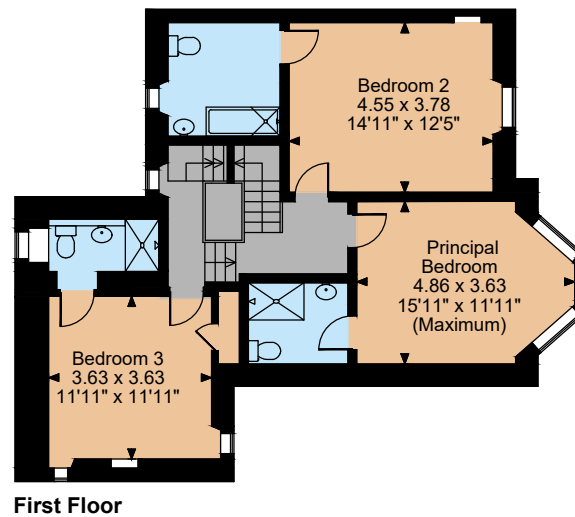
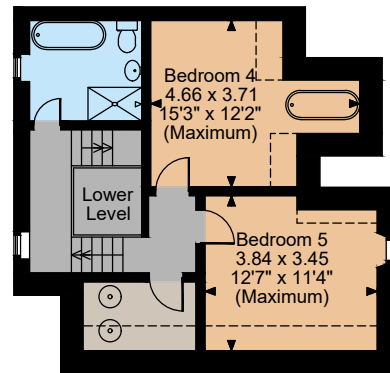
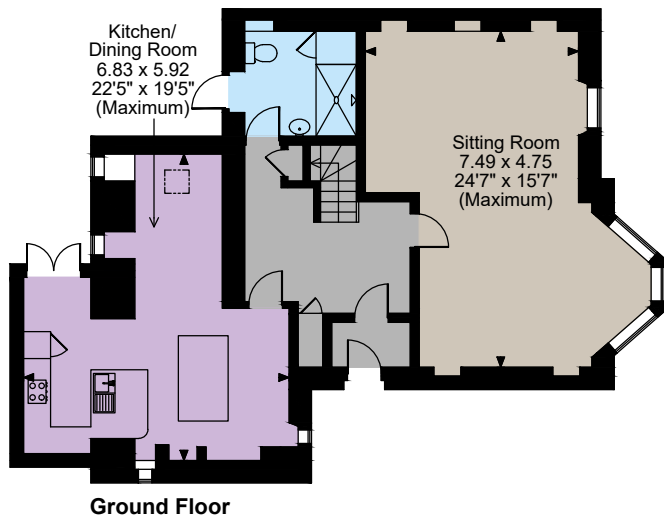












The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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### Floorplans

House internal area 2,261 sq ft (210 sq m)

For identification purposes only.

### Directions

TR26 3DW

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### General

**Local Authority:** Cornwall Council

**Services:** Connected to mains gas, water, drainage and electric.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Currently on business rates. Was a Band E

**EPC Rating:** C

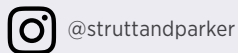
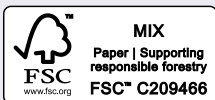
## Cornwall

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