



£1,595,000 Guide Price

The Saltings, Lelant St Ives TR26 3DL

Detached House | 4 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- LOCATION LOCATION  
LOCATION
- REIMAGINED &  
TRANSFORMED 1970s FOUR  
DOUBLE BED DETACHED  
HOUSE
- OPEN PLAN  
LIVING/DINING/KITCHEN  
OPENING ONTO AN  
EXTENSIVE BALCONY WITH  
FABULOUS ESTUARY VIEWS.
- MASTER SUITE WITH  
JULIETTE BALCONY,  
DRESSING ROOM & ENSUITE
- NO ONWARD CHAIN
- STUNNING LANDSCAPED  
GARDENS. MULTIPLE  
SEATING AREAS.
- LARGE DETACHED  
GARAGE/WORKSHOP/STUDIO  
WITH GREEN ROOF.  
COPIOUS PARKING
- OIL CENTRAL HEATING
- EPC Rating D Tenure  
FREEHOLD Council Tax Band  
D

# Main Particulars

## THE PROPERTY

Bought by the current owners in 2007 the property was built in 1970 to the previous owner and her architects design. The house and garden have been reimagined, updated, extended and transformed in the last 18 years to provide the stylish, much loved and beautiful home it is now.

Located on The Saltings in the lovely village of Lelant - the location is considered to be much sought after, with views from the reverse level accommodation of the house looking out over the creek which is full of wildlife and stunning birds, over the St Ives Bay Line, out to the estuary, the RSPB reserve and beyond.

This striking looking home has an open plan living dining kitchen on the first floor opening out to the extensive balcony which is large enough to dine, lounge and sit and enjoy the views at any time of day. The house is South East facing and the four principal seating areas around the property were designed to take in the sun as it moves around the house, with the terrace at the bottom of the front garden being the 'last glass of wine of the day' spot.

There is a primary suite, a harmonious bedroom with French doors & a Juliette balcony, with a feature canopy, floor to ceiling sliding wall wardrobe, ensuite shower room and fully fitted dressing room. There is also a separate WC on the first floor.

On the ground floor there are three further double bedrooms, two currently being used as offices, one of which would make an excellent second reception or downstairs living space. There is a fully fitted utility, multiple storage cupboards, WC, Boiler room and an indulgent family bathroom/wetroom.

The garden is the current owners pride and joy and has been open several times for the Lelant Secret Gardens - you may have even seen it in the press! It needs to be seen as no words will do it justice!

The large detached garage/workshop is approached via the porcelain tiled generous driveway and has a 'green' roof, tiled floor, bank of storage units & worktop, wall mounted TV, mezzanine storage area and would make an excellent studio/workshop/games room.

All in all this house needs to be seen to be appreciated and these details are just to give you a hint of what it has to offer.

## THE ACCOMMODATION

Slate clad walls, cedar panelled downlit ceiling and a luxurious wool carpet welcome you in.

The glazed and etched front door lets in lots of light and there is a window to the side looking out to the front patio.

Feature tall radiator.

There are doors to

### **BEDROOM 2   3.38m x 3.27m**

With a large square window which looks out onto the front garden this is a lovely peaceful double bedroom with a built-in cupboard/wardrobe. Wool carpet. Radiator

### **BEDROOM 3 3.38m x 3.27**

An identical shape and size to bedroom 2. With a large square window which looks out to the pretty rear garden this double bedroom has a built-in cupboard/wardrobe and gets the last of the evening sun. Wool carpet. Radiator.

### **FAMILY BATHROOM**

This room was extended to provide a wetroom when the much larger balcony was put on the front of the house.

Upper area

Large vanity with double drawer storage, tiled shelf to one side and illuminated mirror over. A large bath with central taps and Cedar panelled sides. Large white towel warmer radiator. Large portrait mirror. Downlighters. Completely ceramic tiled walls.

Lower area

There is a corner window and a square window to the front aspect. A borrowed light with Cedar surround to the hall. Large stainless steel drench shower head, hand held shower attachment and wall mounted controls. Floating shelf for toiletries. Concealed cistern WC with Cedar shelf over. Downlighters. Extractor. Fully ceramic tiled walls. Underfloor heating. Altro floor.

### **CLOAKS CUPBOARD**

Useful storage with hanging rail and shelf.

### **BOILER ROOM**

Louvred window to the rear aspect. Pressurised hot water cylinder. Worcester Danesmoor oil fired boiler which is regularly serviced.

### **WC**

High level window out to the rear aspect. Pedestal wash hand basin. Close coupled WC. Painted wood panelling to walls. Large porcelain tiled splash back and mirror.

### **UNDERSTAIRS STORAGE CUPBOARD**

Very useful additional storage space. Manifolds for downstairs underfloor heating.

### **DUAL LINEN CUPBOARDS**

With slatted shelves and a radiator in the rear - lots of storage.

### **INTERNAL HALL**

Borrowed light into the utility and doors to

### **BEDROOM 4 5.4 x 2.63**

Step down. Large window to the front aspect looking out to the front garden and letting in lots of light. This room is currently used as an office, which is ideal because of

its proximity to the utility and WC, but would make a perfect 2nd reception/TV room. Engineered Ash floor. Underfloor heating.

### **UTILITY 3.26m x 2.58m**

Window to the rear aspect. Fully double glazed powder coated aluminium door out to the rear garden.

Range of matching white wall and base units with stainless steel handles. Stainless steel bowl and a half sink. Ample worktop space. Ceramic tiled splashback. Wall mounted consumer units. Spotlights. Underfloor heating. Space and plumbing for washing machine. Space for fridge and freezer. Space for electric oven.

The house is a reverse level home, stairs from the hall lead up to the

### **FIRST FLOOR LANDING/HALL**

Doors to

### **OPEN PLAN LIVING DINING KITCHEN 8.96m x 7.0m narrowing to 3.35m**

This room runs along three quarters of the first floor and is a wonderful attribute letting in lots of light, having excellent passive solar gain and taking in the those views!

Large corner powder coated aluminium double glazed windows in the dining and kitchen area looking out to the side, rear and front gardens. 2 Sets of large powder coated aluminium outward opening bifold doors - out to the extensive balcony giving a fabulous indoor outdoor feel to the room with fantastic garden, creek, estuary and far reaching views.

Living area - door and feature borrowed light to the hall. Large 2 door storage wall/cupboard housing tv/appliance/audio/computer/electrics - shelved with ample storage - and means all of the wires are hidden away! 2 Tall feature radiators. Downlighters. Engineered Ash floor through the open plan.

Dining area - ample room for a large dining table with enough room to sit 6/8, possibly more. Downlighters. A lovely light bright space to watch the cook and then eat.

Kitchen - Stylish handle-less kitchen units with Silestone Quartz worksurfaces. Large island unit with multiple pan drawers, integral Bosch dishwasher, Franke composite bowl and a half sink and drainer. Wine fridge. Wine Rack. Under-sink cupboard. Tray rack. Bank of floor to ceiling units housing the Bosch double oven, AEG fridge and freezer, larder cupboard, storage cupboards and alcove for a microwave or coffee machine. Further area of units with Silestone Quartz worktop inset Bosch ceramic hob with AEG hood over, pan drawers, storage cupboards, recycling bin/unit and unit housing underfloor heating manifolds with cushioned seat over (in the window - its a nice spot) There is a feature walnut splash back with a canopy that extends over the island with a task/mood light (which has a remote control).

There is underfloor heating in the dining and kitchen area and a door to the hall.

### **THE BALCONY 7.93m x 2.58m**

Added by the current owners to make the most of the views, appreciate the garden which was, in part, designed to be seen from above and enjoy the indoor outdoor living.

Glass and stainless steel balustrades, composite deck boards with a slate mulch surround.

Garden, creek, estuary and far reaching views - stunning day and night and at anytime of year.

## **THE UPSTAIRS HALL**

Stairs down to the ground floor with half landing, large hanging contemporary light fitting and large square picture window to the rear aspect . Doors to

## **PRIMARY SUITE**

### **BEDROOM 4.64m x 4.18m**

French doors and Juliette balcony to the front elevation looking out to the garden and estuary views (leaves permitting!) Large corner window taking in the front and side garden. Feature bed canopy with integrated TV, lighting and feature radiator. New wool carpet. Large floor to ceiling sliding wall with concealed wardrobe and giving access to the

### **ENSUITE SHOWER ROOM**

Large corner window with views to the side and rear gardens. Vanity unit with storage under and large mirror over. Close coupled WC. Shower with mains powered drench, hand held attachment and glass screen. Built in tiled storage. Porcelain tiled surrounds. Large white towel warmer radiator. Downlighters. Extractor.

Sliding door from the bedroom into

### **DRESSING ROOM 2.7m x 2.2m**

Large square window looking out to the pretty rear garden. Copious amounts of built in shelving (lots of shoe & bag storage!) Hanging rail and mirror. Ample room for a dressing table and chair. Radiator. Carpet.

This room would also make an excellent office or cot room.

## **WC**

High level window out to the rear aspect. Pedestal wash hand basin. Close coupled WC. Painted wood panelling to walls. Large porcelain tiled splash back and mirror.

### **GARAGE/WORSHOP 5.80m X 4.0m**

This was a labour of love - built by the current owner. Clad in Eternit boards. with a sedum (green/living roof) it has an electric roller shutter door, personnel door and window to the side aspect. There is a bank of kitchen units, larder and base, with a worktop and wall mounted TV above for sports (app or watching) music, movies or whatever you fancy - it would make a great office/games room/studio or party space. The floor is ceramic tiled and there is a mezzanine storage area. Power and light connected.

## **GARDEN**

Designed and landscaped by the current owners with specimen plants and trees to suit its microclimate the garden is a delight. Enclosed by mature Griselinia hedging on two sides with Hornbeam on the other two it gives a feeling of sanctuary. There are three distinct and separate seating areas, giving you room to move around the garden to enjoy (or stay out of) the sun. The front patio, close to the house for gardening days cups of tea and maybe a bit of lunch, the lower terrace is for the last of the sun and a glass of wine, whilst the terrace to the back garden is an ideal al fresco dining spot and was also built with, perhaps, a hot tub in mind.

The other important things to note - there is an EV point, two outside taps, lighting to the driveway, lighting under the canopy to the front of the house and over the door to the rear.

There is a discreet area to the rear left hand corner of the back garden screened by Griselinia hedging where the 1230 Litre bunded oil storage tank has its home (Installed March 2020).

### **AGENTS NOTE/DISCLAIMER**

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The co-owner of this property is the owner/director of Salt Estate Agents Ltd - if you have any questions please call

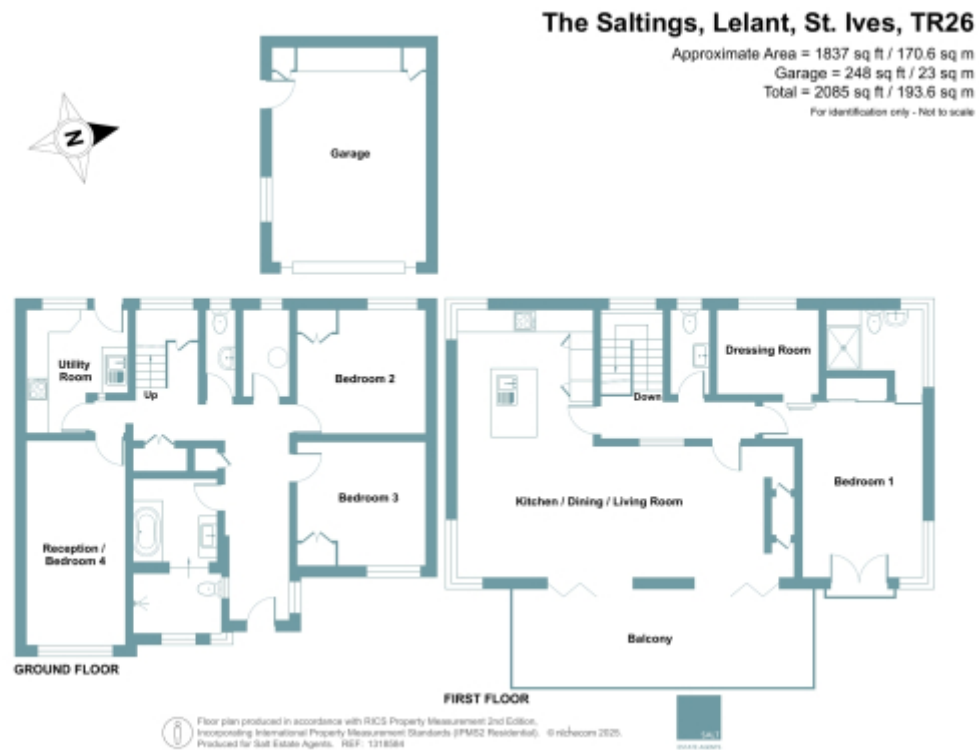
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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