



Bay Harbour Lodge

£1,295,000

CASTLE APPROACH

ST IVES, CORNWALL



INSPIRED BY LIFE, MADE FOR LIVING

Embrace the relaxing solitude of life down by the sea at Bay Harbour Lodge at Castle Approach in St. Ives.

Bay Harbour Lodge adheres to the Build Zone code of Conduct and is built with energy efficiency in mind. The property is an EPC category 'A' energy rating.



- Gated community entrance with intercom
- Four Bedrooms
- Three ensuite shower/bathrooms
- Open plan lounge, dining and kitchen
- Balcony/ sun deck
- Modern kitchen with mod-cons
- Separate snug/lounge
- Utility room
- Large Private Garden
- Double Garage and ample parking for 4+ cars with planning permission to convert to an Annex
- Located on Tregenna Castle Resort



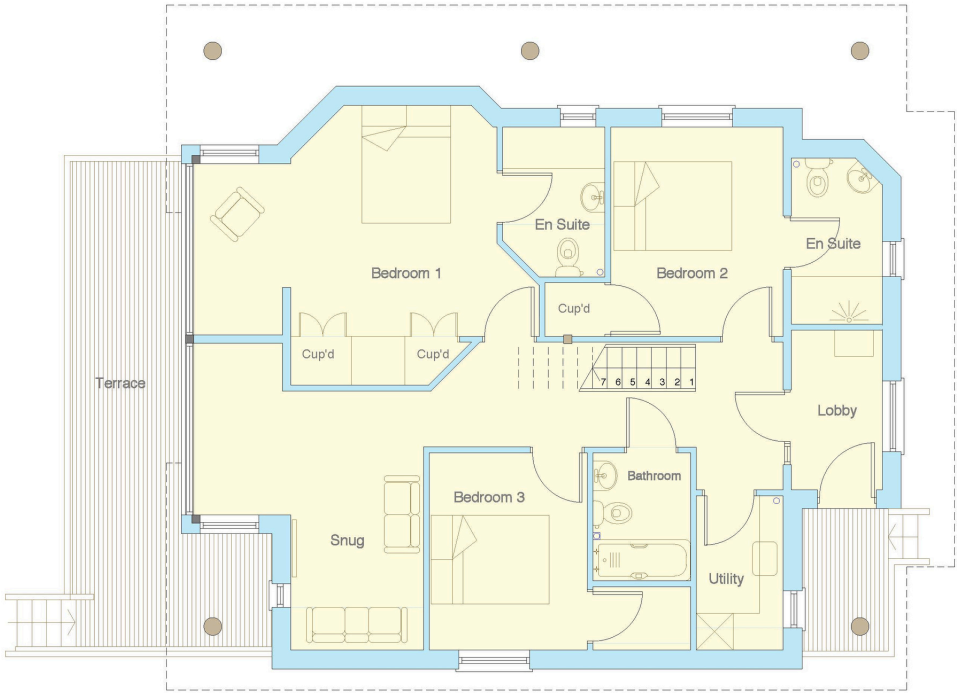
01736 795254



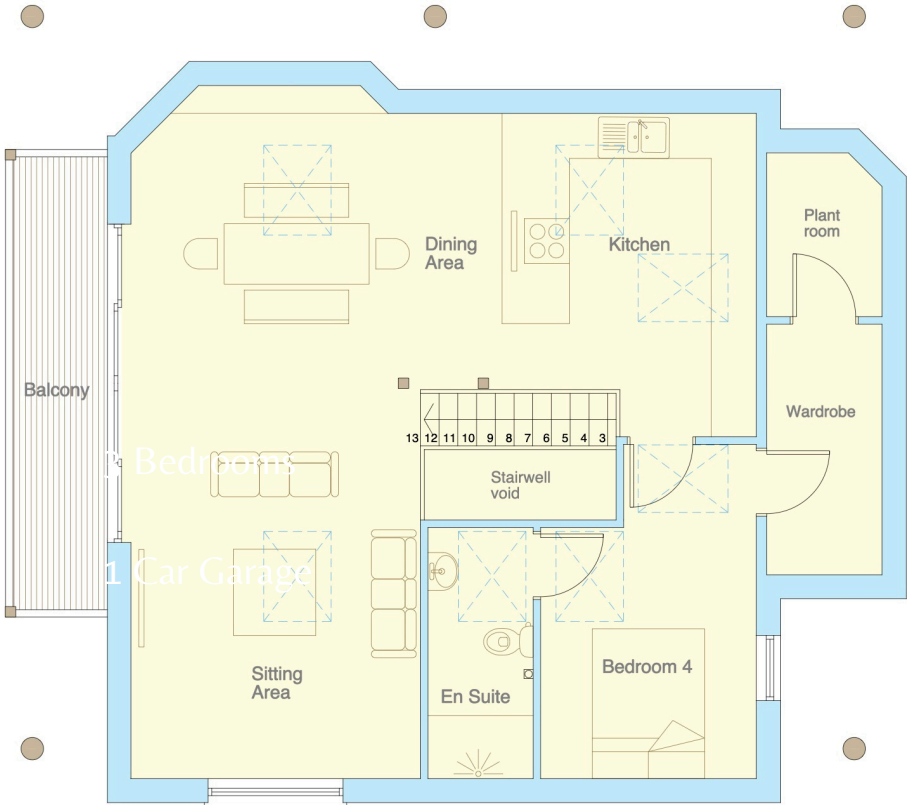
Castle Approach, St Ives, Cornwall,
TR26 2GL



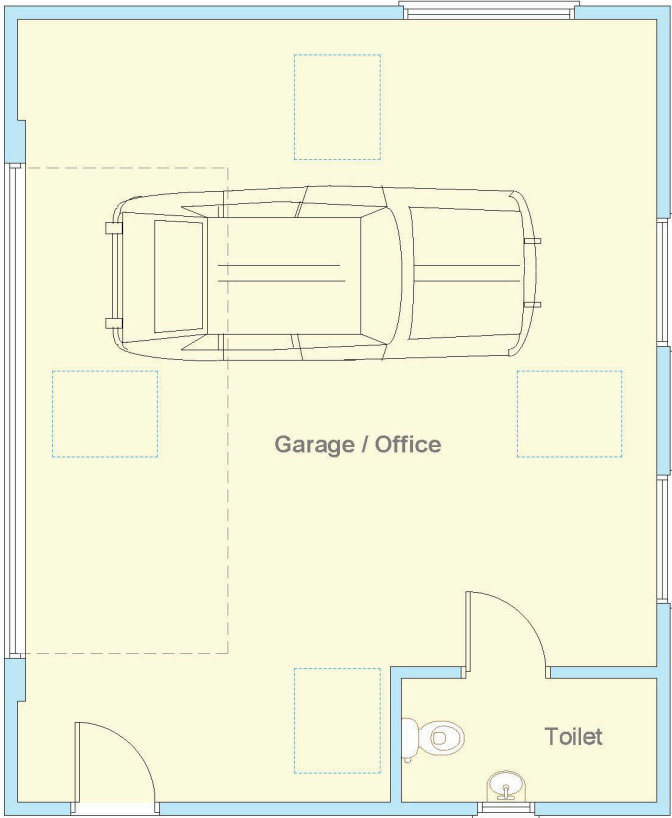
hello@castle-village.com



Bay Harbour View
Ground Floor



Bay Harbour View
First Floor



Currently a garage with planning permission to change into an Annex if required.



Approved for conversion, this floor plan unveils the architect's vision to transform the garage into a stylish Annex. With planning permission secured, anticipate a seamless transition into a versatile and functional living space

CASTLE APPROACH

ST IVES, CORNWALL

BAY HARBOUR VIEW LODGE INCLUDE;

EXTERIOR

Gated community entrance with intercom

CCTV cameras installed

Double-glazed, powder coated aluminium windows and doors

Natural slate roof

White through rendered elevations

Decking area to rear and side

Ample parking for 4+ cars and electrical charging point

Double garage with planning permission for an Annex (see proposed architect plan above).

Large, secure private garden

GENERAL

Engineered oak hardwood flooring to living/dining areas and kitchen

Luxury Porcelain tiled flooring in bathrooms

Architecturally designed staircases in oak with a combination of stainless steel and glass (where applicable).

LIVING AREA

Telephone/ Internet point

TV point

HEATING

Modern slim line electric panel heaters with timer and thermostat

Solar panels

BATHROOMS

White porcelain sanitary ware

Luxury Porcelain floor tiles

All walls fully tiled (porcelain)

Under floor heat mats in family and en-suite bathrooms

BEDROOMS

Built in wardrobes (where applicable to plan)

Wall mounted tv points in all bedrooms

Master bedroom – USB-C powerpoint

KITCHEN

High quality kitchen units

This range has a painted smooth sleek finish frontal with an integral handle giving a highly contemporary feel.

Specific on-trend unique designs to combine colours and exude luxury and practicality.

Solid work surfaces – Mayflower Stone

The Integral LG Appliances (fridge/freezer and Bosch washer/dryer and NEFF dishwasher give the kitchen a quality minimalistic look, along with the built in oven and AEG Induction Hob.

USB-C powerpoint

Bay Harbour Lodge is applicable to the H2 Principal. This means it needs to be the buyers principle dwelling.

Bay Harbour View Lodge has a 999 year lease from 1st November 2015.
Peppercorn Ground Rent.
Annual Service charge of £500.

