

THE MODERN HOUSE



Carbis Bay, Cornwall
£550,000 Freehold

Gwelanmor Road

This characterful single-storey, two-bedroom home occupies a sought-after location on the Cornish coastline, in a quiet residential pocket of Carbis Bay. Recently renovated, the house has a wonderful open-plan layout and is drenched in coastal light thanks to expansive picture glazing throughout. The living space extends over 920 sq ft internally, while sun-drenched private gardens with views toward the sea extend at the rear. There is a garage and private off-street parking, and the location is perfect for easy access to the sandy beaches of Carbis Bay, reachable on foot in around 10 minutes. The coastal paths leading into neighbouring St Ives, around 45 minutes' walk away, are also easily accessible.

The Tour

The house is set back from the road by a private driveway and gardens, sensitively landscaped with perennial plants and shrubs. The entrance hall leads through to the primary living areas, organised in an open-plan layout. The primary living space has excellent natural light, thanks to the large picture windows.

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The dining room connects to the living space and kitchen in an easy flow. The kitchen has been designed with practicality in mind, with full-height storage cupboards and appliances set into bespoke cabinetry. An inviting, light-filled sunroom leads out from the dining room via sliding glass doors, with floor-to-ceiling glazing framing views to the gardens – the perfect spot for a morning coffee.

The two double bedrooms lie on the westerly side of the plan, each with plenty of room for wardrobe and storage space. The family bathroom is complete with a shower.

The garage provides additional storage space or secure parking.

Outdoor Space

The gardens are a haven for local wildlife; expanses of lawn are bordered by deep beds of mature shrubs and flowering perennials, providing plenty of colour and interest throughout the year.

Area Guide

The house occupies a fantastic position in Carbis Bay, a village just a mile south-east of St Ives, in Cornwall. With a Blue Flag certification, the calm waters of Carbis Bay beach make it a popular spot for swimming and stand-up paddleboarding. Carbis Bay Hotel & Estate has its own spa and restaurants, including Ugly Butterfly, which serves a seasonal menu using locally sourced ingredients. Porthminster Beach is a 30-minute walk away, home to a fantastic food market and a restaurant which uses produce from its own coastal garden.

St Ives is a beautiful 45-minute walk or a 10-minute drive away. The sought-after town has long been associated with artists – attracted by the evocative Atlantic light, the sea and the historic architecture – including its 20th-century school of sculptors, painters, and ceramicists. As a result, St Ives has many galleries, including the Tate, the Penwith Gallery, the wonderfully preserved Barbara Hepworth Museum and Sculpture Garden, and Leach Pottery, as well as many smaller independent galleries, including New Craftsman Gallery and Anima Mundi.

The town is full of independent eateries, cafés and shops, including the newly opened wine bar and coffee shop St Eia, serving natural wines and small plates, Little Palais, which offers low-intervention wine and cocktails, and Porthmeor Beach Café, known for its tasty seafood.

The area is home to a beautiful array of beaches and rambling walks. While Porthmeor is probably its busiest, there's a smaller cove on The Island, a stretch of headland crowned by the Chapel of St Nicholas, which features fishing-themed floor tiles by Bernard Leach. The 630-mile South West Coast Path also runs through St Ives and offers fantastic walks in both directions. Heading west leads to the pretty village of Zennor and further to the Penwith peninsula. East leads towards Portreath and Newquay.



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In terms of transport links, there are direct trains from Paddington to nearby St Erth in under five hours and another connecting train from there to Carbis Bay in under 10 minutes. The house is a short drive from many other popular parts of Cornwall, from the Helston River to Penzance and Falmouth, to name a few.

Council Tax Band: D



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.