



TREMAYNE HOUSE

Burthallan Lane | St Ives | Cornwall | TR26 3AA



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TREMAYNE HOUSE

Tremayne House is a beautiful family home with world class ocean views from every room. No expense has been spared to create one of the most luxurious and energy efficient homes in Cornwall. The property benefits from solar panels, air source heating, a mechanical heat recovery system, all of which places the home on an EPC rating of an A.

ACCOMMODATION SUMMARY

Tremayne house is a five bedroom home set in the most idyllic part of Cornwall, St Ives. The home build was completed just four weeks ago and the quality of finishing inside and out is truly remarkable. There is a double garage, beautifully landscaped gardens, a large gated private driveway and the home is just a ten minute walk to the beach.



GROUND FLOOR

As you enter Tremayne house, into the entrance hall you are greeted with a light and modern feel with a beautiful custom staircase. On the ground floor you'll find the plant room which is the brain of the home and houses the Vaillant boiler, mechanical heat recovery system, air source heating and mechanics for the solar panels.

The ground floor also benefits from Hormann Thermo 65 THP515 front door with automatic lock and Bluetooth opening, Hormann LPU42, 42mm insulated steel sectional automated garage door, and high security locking.



GROUND FLOOR

The hallway floor tiles and all bathroom floor and wall tiles are Italgraniti. The bedrooms boast Italgraniti porcelain floor tiles and of course underfloor heating in every room.

There are four bedrooms on the ground floor and the most incredible family bathroom. Two of the main bedrooms on the ground floor also both benefit from exquisite en-suite bathrooms. There is also an oversized utility room with hip height washer and dryer and an incredible amount of storage space.









FIRST FLOOR

The first floor has some incredible rooms and features. The view from every room is truly world class and the open plan kitchen, dining room and lounge make it the perfect home for entertaining. The features in the kitchen are second to none and no expense has been spared; This gorgeous kitchen is a Nobilia kitchen, benefitting from a black Quooker kitchen tap, complementing the black Blanco Subline sink. With generous storage space, the kitchen houses both a Liebherr Freezer and Refrigerator, with a further Caple Dual wine cooler for both your red and whites.



FIRST FLOOR

Another fantastic advantage to this kitchen are the two built in Siemens single ovens, boasting a variety of advanced functions including smart cooking, microwave, and an active self clean function.. Paired with the Siemens single ovens, there is also a Siemens induction air venting hob. Finally the kitchen also comes with a built-in Bosch fully integrated dishwasher. This bright, elegant coastal kitchen really does have some incredible high-spec appliances that flow throughout which will be perfect for someone who enjoys cooking and entertaining.

There is Amtico flooring throughout the first floor with underfloor heating and smart technology in the iPad on the wall, which controls the heating, lighting and security system. There are also mandarin tiles in the family bathroom on the first floor.







FIRST FLOOR

The first floor benefits from two outside decked areas, perfect for entertaining. To the front of the property is a deck which leads to an amazing space above the double garage, which would be perfect for an office, gym or guest house. The deck to the rear of the property truly is the focal point of the entire home. The decked area benefits from the most incredible panoramic ocean views and is a wonderful place to entertain with family and friends.



OUTSIDE

There are not many homes in the UK that have the advantages that this unique home has. A private and gated driveway with parking for 3-4 cars as well as a double garage. A beautifully landscaped garden with a terrace on the ground floor, two raised decks on the first floor and three separate paved areas for al fresco dining and even a pre wired patio for a hot tub all of which benefit from some of the best views in the world.



LOCATION

St Ives, the dazzling jewel in Cornwall’s crown. A picturesque fishing harbour and seaside town. Voted best family holiday destination by Coast magazine and one of TripAdvisor’s top 10 European beaches.

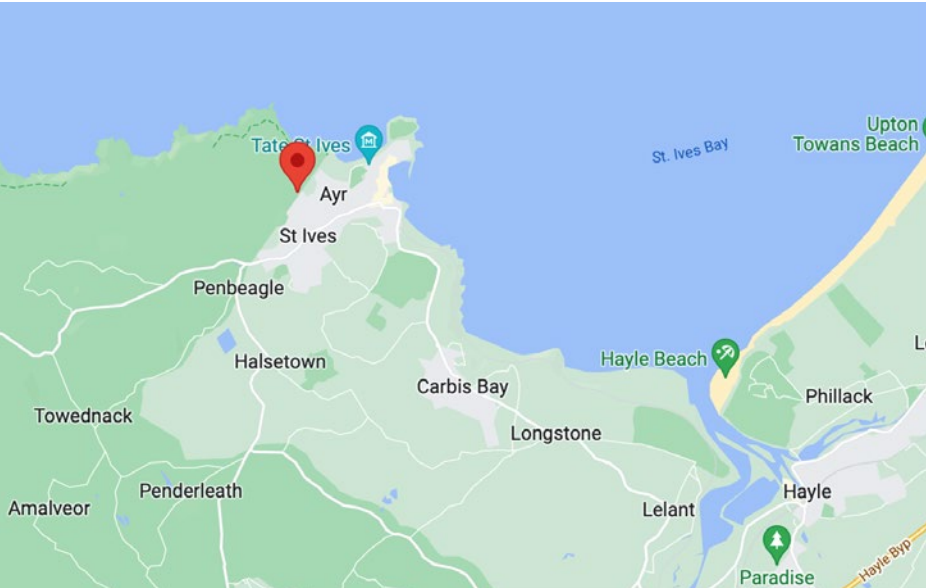
Wander through the maze of narrow cobbled streets, independent shops and fisherman’s cottages in the heart of St Ives. Come and sample some of the tastiest award-winning restaurants, cafés and bars in the Southwest.

Surf at the blue flag-rated Porthmeor beach and feel the soft sand between your toes, or set off on an inspiring walk along the coastal path towards Land’s End.

St Ives may be best known for its scenic beaches and uber cool art galleries, but the town is also home to a truly electric restaurant scene. The title of the best restaurant in St Ives is a hotly contested one, with local residents and tourists alike spoilt for choice when it comes to where to head for dinner.

As expected, the majority of St Ives restaurants champion seafood that has been caught in the local area and serve up delightful fish suppers alongside classic British puddings and carefully considered wine lists.

It is not all about fish here though, with plenty of the best St Ives restaurants also serving up a variety of cuisines such as Italian, Mexican, Indian, French and amazing places for steaks and burgers.



GENERAL INFORMATION

LOCAL SCHOOLS

Daisy Fays Nursery & Pre-School
Trenwith the Burrows, St. Ives Children Centre, TR26 1DJ

St Ives Junior School
The Burrows, St Ives, TR26 1DN
Outstanding

The Barn Day Nursery
St. Ives School, Higher Tregenna Road, St. Ives, Cornwall, TR26 2BB
Outstanding
Childcare on Non-Domestic Premises, Full day care

Nancedra Preschool
Nancedra Preschool, Nancedra Penzance, Cornwall, TR20 8NB
Good
Childcare on Non-Domestic Premises, Full day care

Nancedra School
Nancedra, Penzance, TR20 8NB
Good

St Ives Infant School
Trenwith Burrows, St Ives, TR26 1DH
Good

St Ives School
Higher Tregenna, St Ives, TR26 2BB
Good

St Uny CofE Academy
Polmenor Drive, Carbis Bay, St Ives, TR26 2SQ
Good

TRANSPORT

- Just under 1hr away from Newquay Airport
- Only 15 mins away from St Ives Train Station

SERVICES

Mains water and electricity. Air source heating. Solar panels. Underground heating. Mechanical heat recovery system. To heighten the efficiency of this home, there is a borehole accessible through the garage for any further water needs.

TENURE
Freehold

LOCAL AUTHORITY & TAX BAND:
Cornwall Council, Council Tax Band: TBC

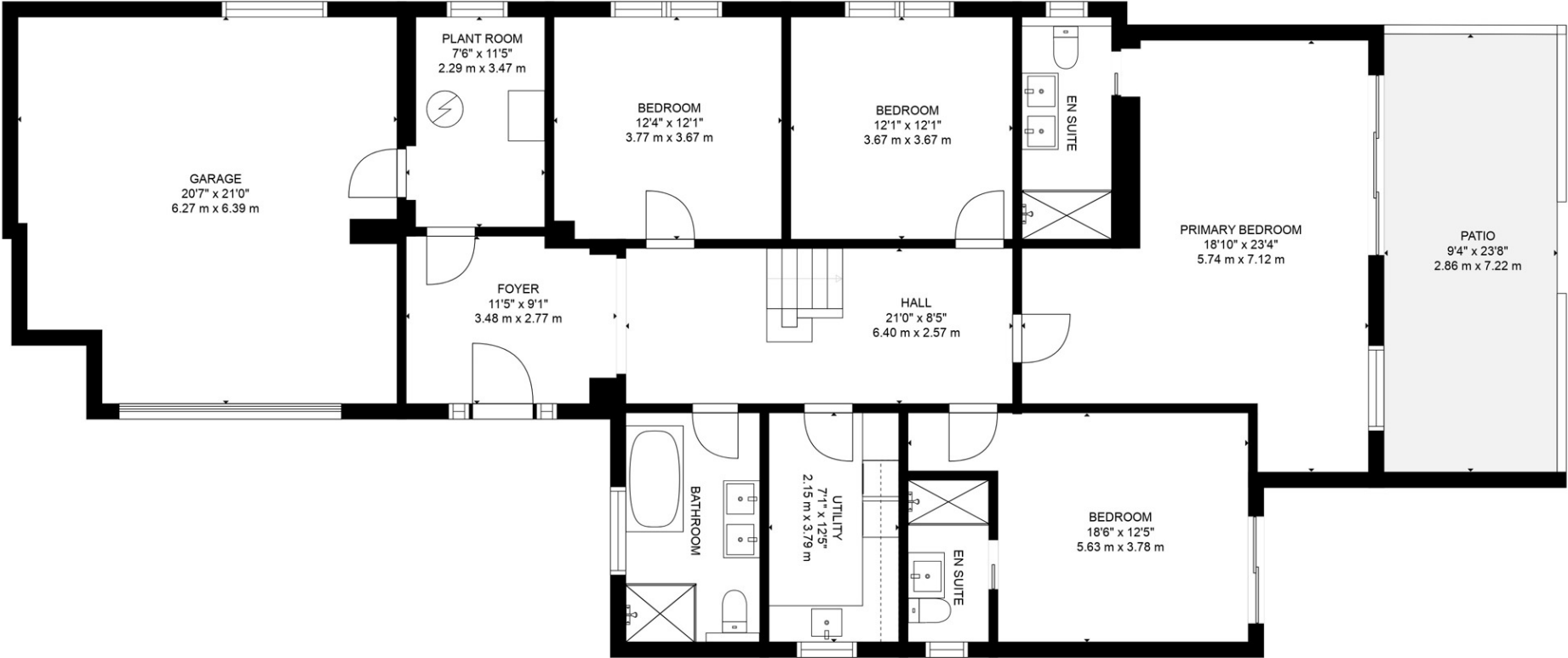
VIEWING ARRANGEMENTS
Strictly via the vendors sole agents Luxury Property Partners, Please contact Damion Merry on 07369211 735 or damion@luxurypropertypartners.co.uk

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A	97 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



GROSS INTERNAL AREA
FLOOR 1: 1538 sq. ft,143 m2, FLOOR 2: 1308 sq. ft,122 m2
EXCLUDED AREAS: , GARAGE: 410 sq. ft,38 m2
PATIO: 223 sq. ft,21 m2, BALCONY: 534 sq. ft,50 m2
TOTAL: 2846 sq. ft,264 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FIRST FLOOR



GROSS INTERNAL AREA
FLOOR 1: 1538 sq. ft,143 m2, FLOOR 2: 1308 sq. ft,122 m2
EXCLUDED AREAS: , GARAGE: 410 sq. ft,38 m2
PATIO: 223 sq. ft,21 m2, BALCONY: 534 sq. ft,50 m2
TOTAL: 2846 sq. ft,264 m2
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