



TALANY

St Ives, Cornwall



WELCOME TO BELYARS, ST IVES

Dreaming of 'beside the seaside' living? Then make tracks for the coastlines of Cornwall and bask in sunny bliss, at Number Five, Belyars, in St Ives.

In the perfect location, only minutes from the beaches of St Ives, yet away from the hustle and bustle, Talany is a home that has been remodelled and renovated, re-loved and redesigned for modern family living.



YOUR COASTAL RETREAT

Exquisitely upgraded from its original 70s incarnation, Talany sits along an exclusive and peaceful cul-de-sac, home to only a handful of residences.

Contemporary styled windows sit within its striking, gabled front set beneath a brand-new roof. Sleek anthracite grey window frames and garage doors and tiling replace 70s render for a fresh and charismatic first impression.

Park up on the large driveway, before heading indoors. Welcome to your new home.





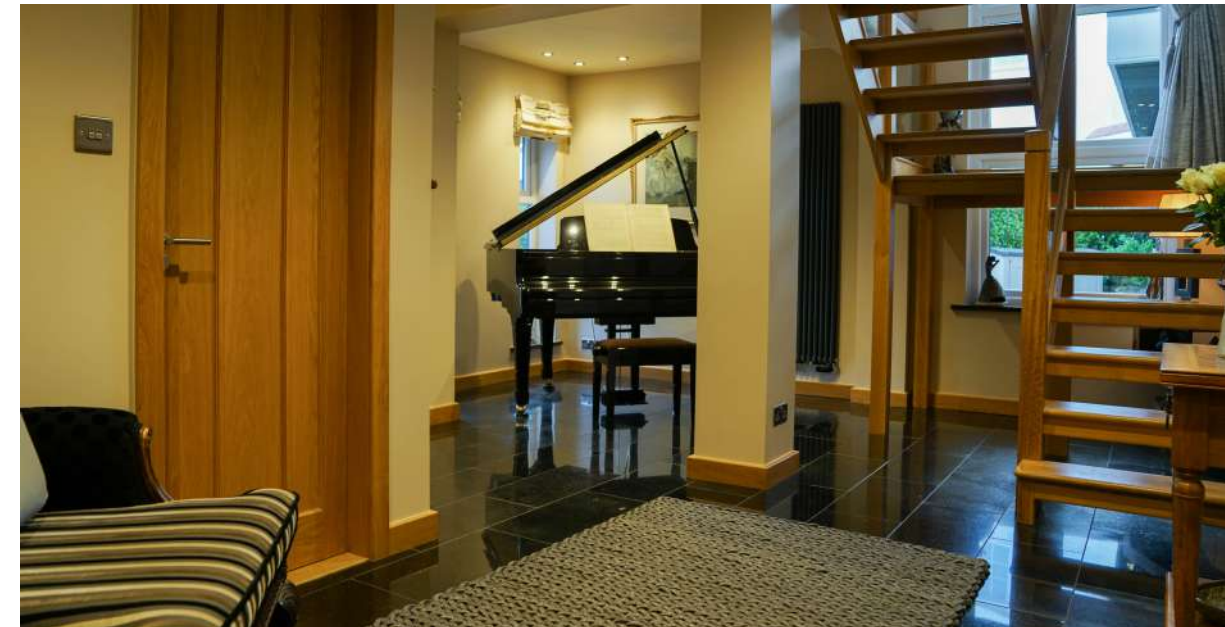
A GRAND ENTRANCE

Light serenades the spacious entrance hallway, reflecting off the granite floor. Space abounds, with room for a piano in this welcoming hall. Ahead, the oak and glass, open-tread staircase is show-stealing.

Spotlighting from above shines down, as oak doors open off in different directions. Warmth exudes from the designer vertical radiators.

Freshen up in the downstairs WC, which also contains a large cupboard capable of housing an ironing board and other cleaning essentials. Another, 'formal' cloakroom can be found through the second door on the right, leading to the abundantly sized garage.

Ideal for stashing away that prized motor when you're not navigating your way along the Cornish coastline.





OPEN PLAN LIVING

Glazed oak double doors open up from the entrance hall into the utterly unique, open plan lounge-kitchen-diner.

Oak flooring extends underfoot, stepping through to the left into the cosy and inviting lounge area. Stretch out on the large, L-shaped sofa and watch your favourite programmes as dinner simmers in the kitchen to the other side of the room.

Delivering warmth and welcome to the whole room is a hand-built, Cornish Hotpod Stove, its nautically-inspired porthole door evocative of the region to which the brand is unique.

Distinguished from the dining-kitchen by a pillar, this room within a room is the ultimate spot for relaxation and entertainment.



A wide-angle photograph of a contemporary living and dining room. In the foreground, a large, dark brown leather sectional sofa is positioned against a wall of floor-to-ceiling windows. The sofa is adorned with several pillows, including two with a white floral pattern and two with a shaggy, light-colored fur texture. In front of the sofa is a low, rustic wooden coffee table with a thick, weathered top and a metal X-frame base. A small, round, woven bowl sits on the coffee table. To the right of the sofa is a small, dark wood side table with two drawers and curved legs, holding a clear glass vase filled with yellow flowers. The floor is made of light-colored wood. In the background, a dining area is visible through an open doorway. It features a wooden dining table, modern white chairs with wooden legs, and a kitchen counter with a vase of yellow flowers. The overall atmosphere is warm and inviting, with natural light streaming in from the windows.

*“If you’re entertaining, it’s the perfect room.
Everything’s to hand. It’s a pleasure to cook in here.”*



FAMILY DINING

To the right of the double doors, a sumptuous dining area separates the lounge from the kitchen, set beneath a bespoke ceiling with inset spotlighting.

Admire the soft curves of the granite kitchen, where a large island, which also serves as a breakfast bar, looks out over the dining area. Storage is secreted away behind handle-less, floor to ceiling cupboards and deep drawers. Stash your spices in the pull-out larders to either side of the hob. In addition to an induction hob, there is a separate gas hob with large hot plate and wok burner.

Inset into the sleek cupboard units is a bank of Neff ovens, including combi-microwave oven, hide 'n' slide oven and warming drawers.

Enjoy freshly filtered water from the brushed chrome, American style larder fridge freezer.

A true contemporary chef's kitchen, the corner sink is a playfully stylish touch. From a tall, glazed door, the glorious gardens and bar beckon...

Black granite coats the floor of both the kitchen and the utility room beyond, brimming with more storage and also plumbing for the washer and dryer. An additional sink is also set within.





"Nothing resembles the original house, absolutely everything has been redone."



BRING THE OUTDOORS, IN

Oak and glass double doors open up across the room, connecting the lounge area with the serene summer room. Built as an extension to the original property, a large roof lantern and walls of windows create a glorious, naturally illuminated space. Feature lighting again evokes imagery of the sea, for added ambience in the evenings.

A modern log burner sits on a hearth, atop tiled flooring, infusing the area in cosy warmth. Supremely spacious, this room currently houses a large L-shaped sofa, making it the ultimate room for rest and relaxation. See what other nautical features you can spy within the walls...





"The summer room is light and airy, it has great views of the garden. It's just so tranquil."



CONTINUE UPSTAIRS

Drift dreamily back to the entrance hall where the open tread, oak and glass staircase delivers you up to the first floor.

Light envelops the open-plan study on the right, where the carpet of the staircase and landing acquiesces to robust oak. Complete the tasks of the day whilst stealing glances out to the tropical palm trees in the front garden, and the peaceful comings and goings of the friendly neighbourhood.

Take the first door on the left, and step through into a large, guest bedroom, carpeted in a neutral oatmeal in the same style as all of the bedrooms at Talany. Also soaking up the seaside vibes of the palm froned front, this bedroom is fitted with an array of built-in oak wardrobes. Plenty of space for bedside tables and other furnishings besides.





SOAK UP THE VIEWS

Continuing along the landing, sneak a refreshing peek at the family bathroom, next on the right.

Ceramic tiled with a stylish wood effect underfoot, warmed by underfloor heating, a free-standing slipper bath is set on a raised plinth, illuminated by plinth lighting for the most relaxing of bathing experiences.

A separate, walk-in digital shower is on hand for a refreshing morning spritz, its cushioned floor offering a true wet-room feel. In addition to the WC, the resin washbasin is set within designer Utopia units, providing plentiful storage.





ROOM FOR THE FAMILY

Beyond the second door on the left, discover a second guest bedroom, featuring built-in oak furniture. The large windows, fitted with bespoke blinds, frame views out over the landscaped garden haven below.

The oak theme is continued throughout the second bedroom, with ample space for a king size bed and storage space. Above the modern designer radiator sits a grey marble windowsill; this adds a touch of elegance to the room and compliments the skirting beautifully.





LUXURY SLUMBER

Step through at last into the enormous master bedroom, where a king-size sleigh bed sits surrounded by bedside cabinets and fitted wardrobes and warmed by designer vertical radiators.

Sunlight floods in from two large full-length windows situated at the rear of the room. The distinctive shape of the room reflects this, creating an array of individual wall tones.

To the right, a spotlit vaulted ceiling creates a divine dressing area, set within the gable front of the home.







RELAX & UNWIND

Uniquely angular, this refreshing master bedroom also features a stunning en-suite.

Underfloor heating emanates from beneath the wood-effect ceramic tiles underfoot, meaning no chilly toes upon stepping into the walk in digital Aqualisa shower. Step onto the soft, antibacterial cushioned flooring of this exquisite, pampering shower.

A wall mounted WC and vanity unit complete the luxurious feel of this spa-style en-suite.





ALFRESCO LIVING

Returning downstairs, step out into the large, wraparound garden. A labour of love, this slice of paradise is a true sanctuary from the rat race.

Choose from the numerous seating areas on offer, on the decking or on one of the other three tiers of garden available.

Filled with colourful shrubs, the gardens at Talany are an homage to nature and the surroundings. A delight for children, clamber up the bespoke watch tower for tantalising views of the nearby sea.





LAST ORDERS

A pleasure for grown-ups too, enjoy an evening out, in, at the purpose-built garden bar, supplied with electrics and lighting.

A true stand-out feature of the garden is the stunning waterfall, whose waters you can admire cascading down as you relax in the comfort of the summer room.



OUT & ABOUT

Try out the many restaurants overlooking the beaches of this famous seaside resort. Home to around 40 Michelin approved restaurants, Cornwall is England’s centre for epicurean excellence. Why not enjoy tapas at Porthmeor Beach Café, overlooking the sea.

For home cooked cuisine, head to the nearby Tesco or Co-op, to buy all the essentials to cook up a feast in your comprehensive and stylish kitchen back home at Talany.

Enjoy fresh-air exercise with beach runs or head to the local leisure centre, which is also home to a large swimming pool and gym, only five minutes’ walk from the house.

Dog owners can explore the nearby woodland with their four-legged companions, or visit nearby Tregenna Castle.

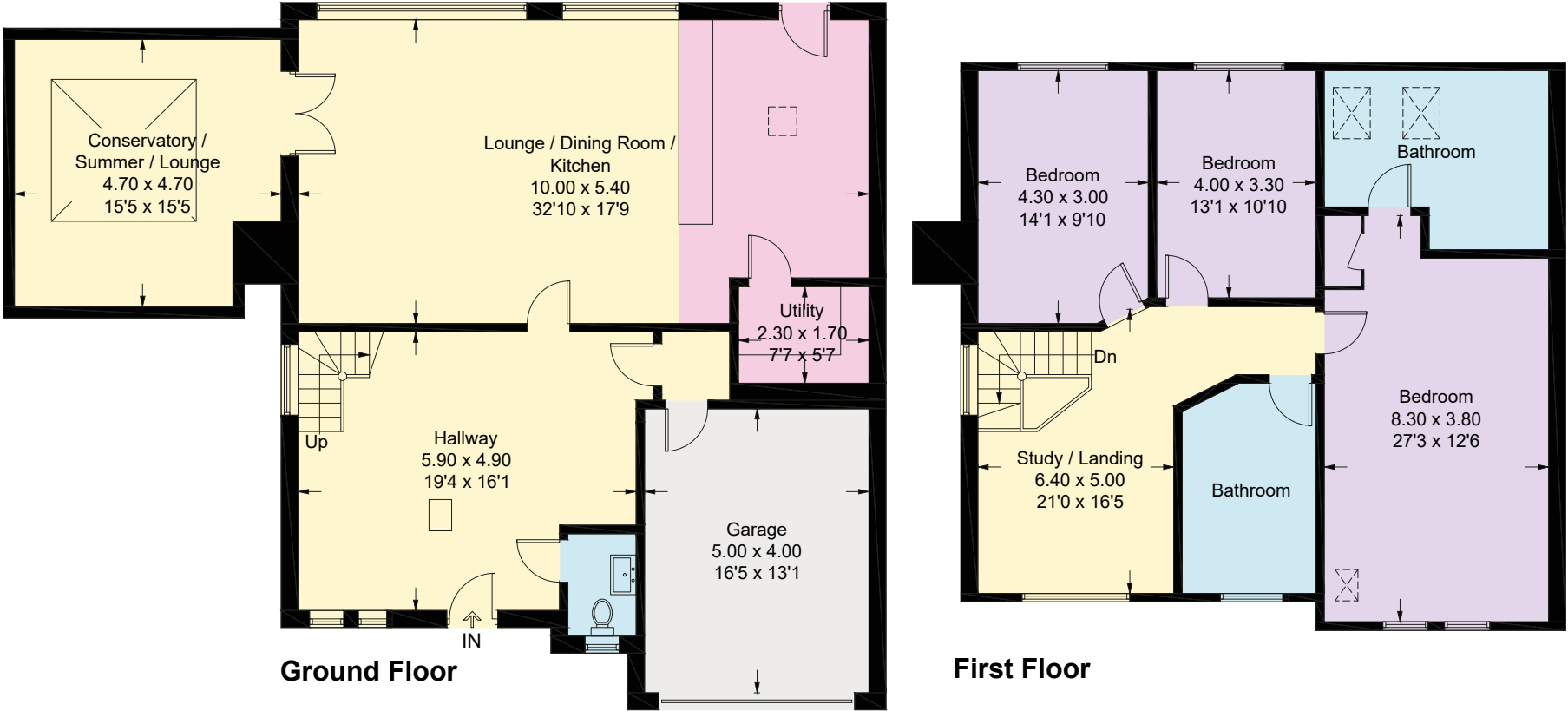
Families are perfectly placed close to St Ives School, only five minutes’ walk away.

For an idyllic seaside home, finished to the highest of specifications and designed for modern family life, on one of the most spectacular coastlines in England, Talany awaits.

Book your viewing today to start your new chapter.

FLOOR PLAN

Approximate Gross Internal Area = 227.3 sq m / 2447 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Presented By

Smith & Co.
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE
To view Talany, call our team on 01623 392352 or email info@smithandcoestates.co.uk