



Eight beautifully designed homes with spectacular coastal views



Nestled above the stunning Carbis Bay Beach, home to the luxurious Carbis Bay Hotel, Azure is impeccably positioned to benefit from spectacular views of, and access to, the turquoise sea and powder white sands of the mile-long bay.

#### THE SHORECROFT - PLOTS 1-5

- Spectacular sea views
- Outstanding specification standards
- Carport/off road parking for two vehicles
- Three double bedrooms
- Three bathrooms
- Cloakroom
- Open plan living space
- Enclosed, private garden
- Large balcony to first floor with sea views
- Available as a detached and semi-detached home
- 1208 sqft

#### THE LOOKOUT - PLOTS 6-7

- Spectacular sea views
- Outstanding specification standards
- Off road parking for two vehicles
- Three double bedrooms
- Three bathrooms
- Open plan living space
- Enclosed, private garden
- Large balcony to first floor with sea views
- Semi-detached
- 1356 sqft

#### THE BARRACUDA - PLOT 8

- Spectacular sea views
- Outstanding specification standards
- Off road parking for two vehicles
- Four double bedrooms
- Four bathrooms
- Cloakroom
- Three reception rooms
- Enclosed, private garden
- Large balcony to first floor with sea views
- Detached
- 2888 sqft





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**THE SHORECROFT**  
 PLOTS 1-5
- 
**THE LOOKOUT**  
 PLOTS 6-7
- 
**THE BARRACUDA**  
 PLOT 8

The site plan is for identification and illustrative purposes only and is not to scale. All prospective buyers should note that the site plan is solely intended for their guidance and assistance and nothing contained in the plan should be a statement of fact or representation or warranty. It should not be relied on in any way.





# THE SHORECROFT



Computer Generated Image of the Shorecroft

# THE SHORECROFT

## PLOTS 1-5

### GROUND FLOOR

#### BEDROOM 1

3.30m x 5.63m  
(10'10" x 18'5")

#### EN-SUITE

2.17m x 1.87m  
(7'1" x 6'1")

#### WC

1.58m x 1.36m  
(5'2" x 4'5")

#### LAUNDRY/UTILITY

3.28m x 3.00m  
(10'9" x 9'10")

### FIRST FLOOR

#### LOUNGE

3.83m x 4.79m  
(12'6" x 15'8")

#### KITCHEN/DINING

2.60m x 6.81m  
(8'6" x 22'3")

#### BEDROOM 2

3.17m x 4.45m  
(10'4" x 14'7")

#### EN-SUITE

2.12m x 1.40m  
(6'11" x 4'7")

#### BEDROOM 3

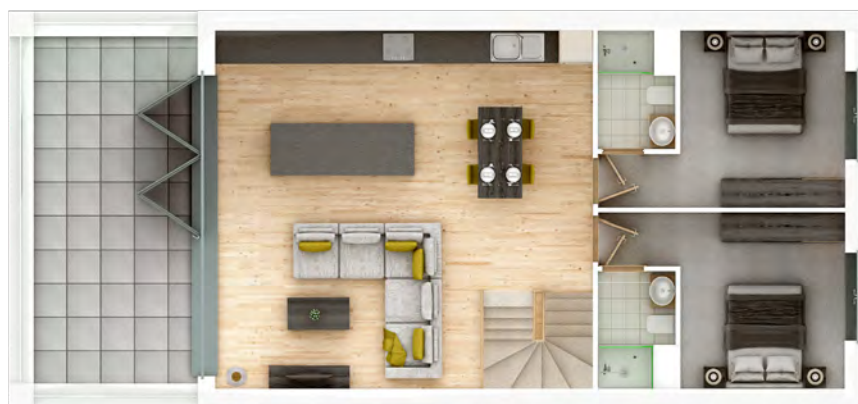
3.17m x 4.45m  
(10'4" x 14'7")

#### EN-SUITE

2.12m x 1.40m  
(6'11" x 4'7")



**GROUND  
FLOOR**



**FIRST  
FLOOR**

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.



EVERYTHING IS BETTER WITH AN OCEAN VIEW

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Computer Generated Image of the view from the Shorecroft type





Computer Generated Image of The Shorecrafter type



# THE LOOKOUT



Computer Generated Image of the Lookout type



# THE LOOKOUT

## PLOTS 6-7

### GROUND FLOOR

#### LOUNGE

4.11m x 4.86m  
(13'5" x 15'11")

#### KITCHEN/DINING

2.30m x 6.95m  
(7'6" x 22'9")

#### BEDROOM 3

2.94m x 4.47m  
(9'7" x 14'8")

#### BATHROOM

2.00m x 2.19m  
(6'6" x 7'2")

### LOWER GROUND FLOOR

#### BEDROOM 1

3.22m x 6.51m  
(10'6" x 21'4")

#### EN-SUITE

3.22m x 2.58m  
(10'6" x 8'5")

#### WC

1.80m x 1.15m  
(5'10" x 3'9")

#### BEDROOM 2

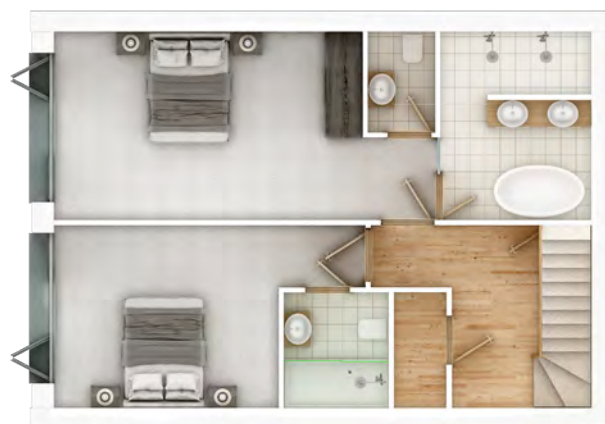
3.11m x 5.27m  
(10'2" x 17'3")

#### EN-SUITE

1.98m x 1.79m  
(6'5" x 5'10")



**GROUND  
FLOOR**



**LOWER  
GROUND  
FLOOR**

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Computer Generated Image of the view from The Lookout type





Computer Generated Image of the Lookout type





# THE BARRACUDA



Computer Generated Image of the Barracuda type



# THE BARRACUDA

## PLOT 8

### GROUND FLOOR

#### LOUNGE

4.66m x 5.74m  
(15'3" x 18'10")

#### KITCHEN

3.35m x 6.14m  
(10'11" x 20'1")

#### DINING

3.35m x 4.55m  
(10'11" x 14'11")

#### BEDROOM 1

5.65m x 7.39m  
(18'6" x 24'2")

#### EN-SUITE (INC WC)

3.14m x 3.60m  
(10'3" x 11'9")

#### FAMILY/SNUG

2.80m x 4.49m  
(9'2" x 14'8")

#### STUDY

2.43m x 3.57m  
(7'11" x 11'8")

#### WC

2.80m x 1.53m  
(9'2" x 5'0")

### LOWER GROUND FLOOR

#### BEDROOM 2

4.47m x 6.51m  
(14'7" x 21'4")

#### EN-SUITE

3.32m x 2.85m  
(10'10" x 9'4")

#### BEDROOM 3

3.35m x 7.71m  
(11'0" x 25'3")

#### EN-SUITE

1.99m x 2.20m  
(6'6" x 7'2")

#### BEDROOM 4

3.35m x 4.49m  
(11'0" x 14'8")

#### EN-SUITE

1.97m x 1.74m  
(6'5" x 5'8")

#### LAUNDRY/UTILITY

1.27m x 2.03m  
(4'2" x 6'7")

#### GARDEN STORE

1.77m x 3.30m  
(5'9" x 10'9")

### GROUND FLOOR



### LOWER GROUND FLOOR



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Computer Generated Image of the view from the Barracuda type





Computer Generated Image of the Barracuda type





# A VIBRANT BUT TRANQUIL LIFESTYLE

Carbis Bay lies adjoining the picturesque harbour town of St Ives, renowned for its cobbled streets, fishermen's cottages and thriving fishing harbour. It is a town rich in attractions including; sandy beaches; rugged cliffs and rolling hills together with an abundance of quaint, independent shops as well as being famed for its art scene which continues to draw artists from around the world.

St Ives enjoys one of the most spectacular railway lines in the country; award winning restaurants and cafes and countless charming bars. With its own subtropical climate and justifiably boasting some of the country's most beautiful beaches, it is so much more than just a seaside town.



# THE SPECIFICATION

## GENERAL

- Double glazed composite windows/French doors (where specified)
- Composite front/side/rear door (where applicable)
- Internal oak veneered doors
- Brushed nickel door furniture

## KITCHEN

- Fitted kitchen units/worktops from our selected range (Nolte-Express) with soft closers
- Integrated AEG appliances including fridge/freezer, oven, induction hob, extractor hood, dishwasher, washer/dryer (plots 6 & 7)

## BATHROOMS

- Laufen sanitary ware
- Heated towel rail
- Chrome filler taps to bath
- Thermostatic shower
- Full height wall tiling

## EN-SUITE

- Laufen Sanitary ware
- Heated towel rail
- Thermostatic shower
- Full height wall tiling
- Shaver socket to master en-suite

## CLOAKROOM

- Laufen sanitary ware
- Chrome taps
- Half height wall tiling

## HEATING

- Gas fired boiler with radiators (underfloor heating as an option)
- Smart technology control (as an option)

## ELECTRICAL

- Low energy lighting and recessed LED down-lighters
- Satellite connection points
- Fibre optic connection

## DECORATION

- All internal walls and ceilings painted in white vinyl matt emulsion
- Skirting, architraves and woodwork painted satin white, hardwood handrails

## SECURITY

- Multipoint locking to front and rear door with door-viewer
- Windows fitted with window locks, unless fire escape
- Smoke detectors
- Carbon monoxide alarm

## EXTERNAL

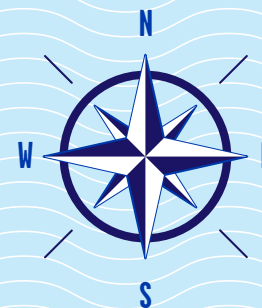
- Grass to garden area
- 1800mm closeboard fencing
- Paving slabs to paths
- Paving slabs to patios
- Cold water outside tap
- Charcoal paviours to driveway
- Anthracite gutters and downpipes
- Front entrance light with movement sensor
- Power and light to carports
- Mains operated door bell

The specification of the houses is correct at the date of print but maybe subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.









All distances above are approximate.







## HOW TO FIND US

From the A30 Hayle Bypass roundabout take the exit to St. Ives/Carbis Bay/Lelant and continue to follow the A3704 through Lelant into Carbis Bay, turning right onto Porthrepta Road. Continue down Porthrepta Road and just before crossing the railway bridge turn left onto Boskerris Road where the entrance to Azure can be found on the left hand side.

SAT NAV - TR26 2NQ



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