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25 The Terrace

25 The Terrace, St. Ives, Cornwall, TR26 2BP



Beach 0.1 Miles, Hayle 5 Miles, South Coast 8 Miles

Perfectly positioned on The Terrace up above Porthminster Beach, this substantial period townhouse with parking/garage and gardens enjoys elevated far-reaching sea and coastal views.

- No Onward Chain
- Stunning Position
- Parking / Garage
- Far Reaching Sea Views
- Garden
- Grade II listed
- 5 Bedroom
- Annexe Potential
- Freehold
- Council Tax Band D

Guide Price £850,000

### SITUATION

Overlooking the stunning Porthminster beach, The Terrace occupies a fantastic position with magnificent elevated views over the beach, out to sea, and along miles of the North Cornish Coast. Porthminster is a picturesque sandy beach, popular with surfers and swimmers alike.

A short stroll takes you to the maze of narrow streets lined by fisherman's cottages together with an eclectic range of shops, quality restaurants and galleries. The picturesque granite harbour is of course a focal point for many, complete with local fishing boats that still moor alongside the piers and its own sandy beach.

At nearby Lelant, overlooking the Hayle Estuary, there is a spectacular Links Golf Course with views stretching up towards Godrevy Lighthouse. A scenic branch railway line links Carbis Bay and St. Ives with the main London to Penzance line at nearby St. Erth.

### THE PROPERTY

25 The Terrace is a superb example of a Grade II listed Georgian townhouse, commanding some of the best views of the North Coast available from St Ives.

The property offers generously proportioned rooms throughout with a host of traditional and characterful features including a charming Georgian staircase in the middle of the property, cornice ceilings, decorative arches, feature fireplaces, and large picture sash windows. The property has the potential to be divided to offer a one-bedroom rear annexe with independent access to the garden and Albert Road.

An enclosed courtyard from the front leads through to the ground floor accommodation, comprising: Entrance hallway, large sitting room with impressive views across the north

coast, kitchen with recessed AGA, and a range of base and eye level units. Leading from the kitchen is the dining room off which stairs rise to a first-floor en-suite bedroom.

The first floor offers a large bedroom again with high ceilings and stunning views over Porthminster Beach and the central landing off which are the family bathroom and separate shower room & W/C. The second floor offers two further bedrooms, one with views over the north coast and the second with views over the rear garden.

### OUTSIDE

A private courtyard is accessible through the ground floor dining room with granite steps leading up to a terraced garden separated into several areas of lawn and patio with an abundance of mature shrubs and well-stocked borders.

The garden climbs to the block-built double garage, garden room, and a selection of outbuilds with pedestrian access to Albert Road.

The garage leading onto Albert Road is powered and is equipped with an electric roller door and pedestrian access to the rear garden.

### SERVICES

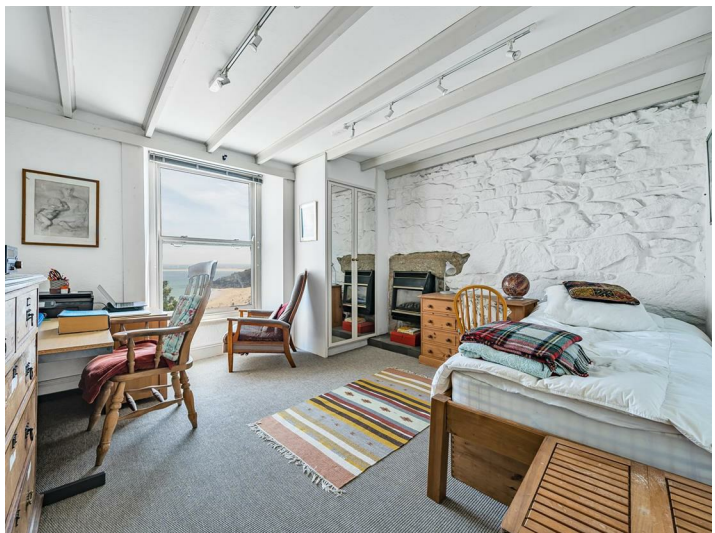
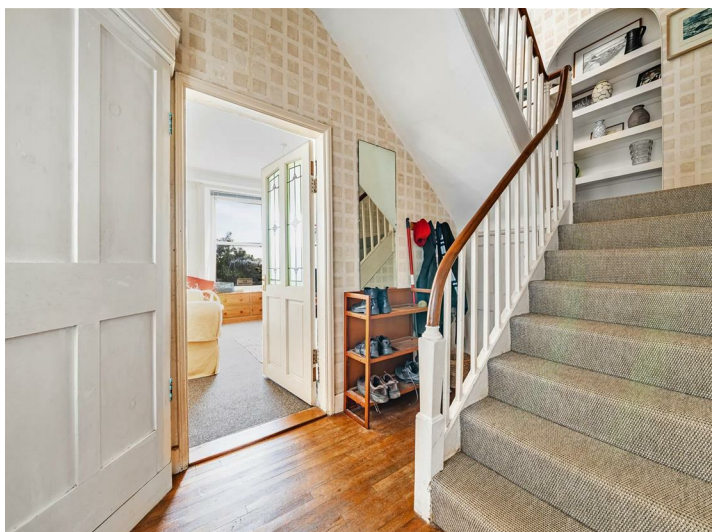
Mains Water, Drainage, Electricity, and Gas. Gas Fired central heating

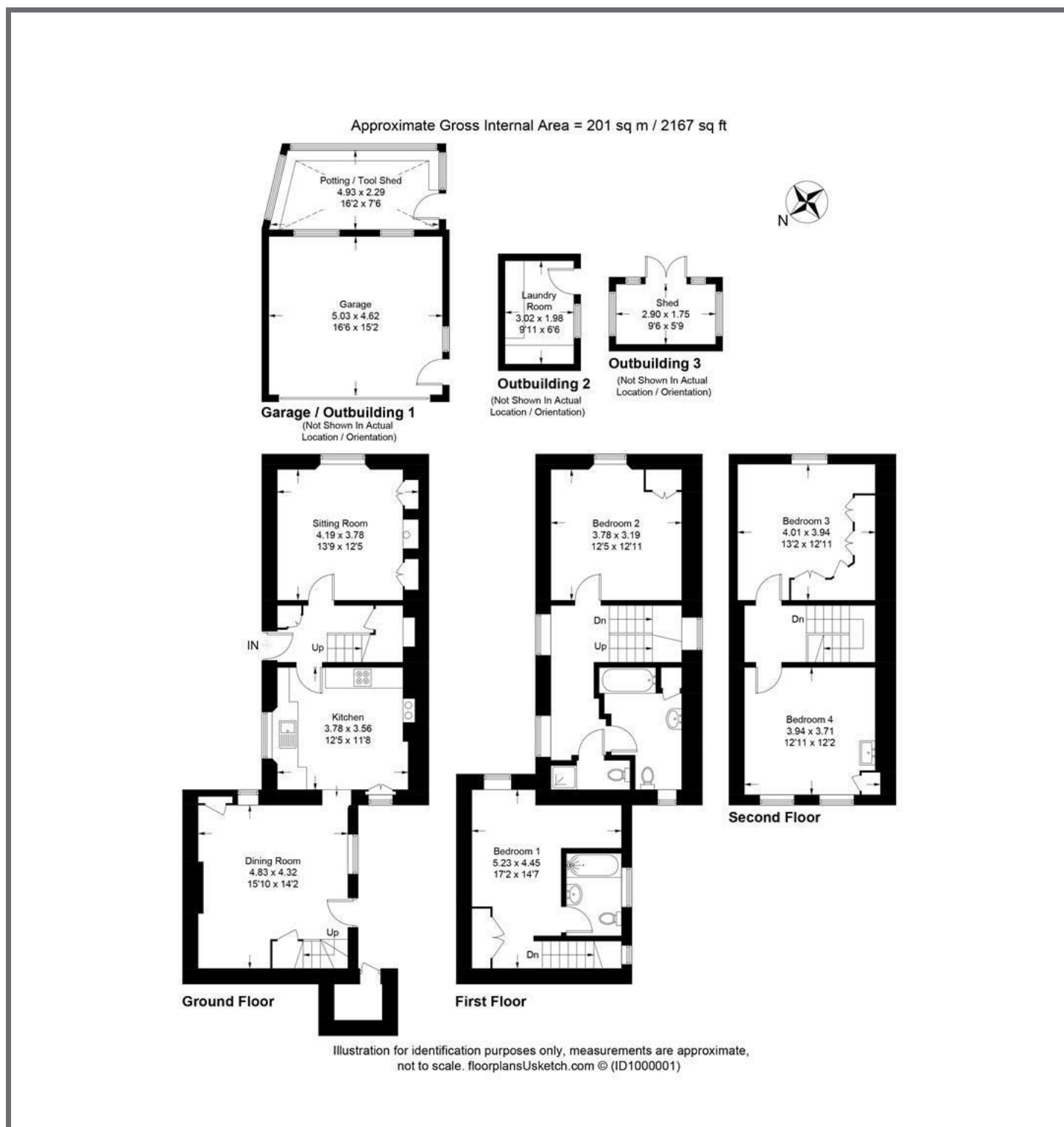
### VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From the A30 at St. Erth, follow the signs toward St Ives along the A3074. On entering St Ives take the right-hand turn down toward the seafront along the Terrace. No 25 will be evident on your left-hand side. Parking will be available at the front of the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(39-48) <b>A</b> <small>Very energy efficient - higher running costs</small>			
(31-38) <b>B</b>			
(23-30) <b>C</b>			
(15-22) <b>D</b>			
(9-14) <b>E</b>			
(4-8) <b>F</b>			
(1-3) <b>G</b> <small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, Cornwall, TR1 2PE

01736 223222

westcornwall@stags.co.uk

stags.co.uk