



The Golden Hind



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10 The Terrace, St. Ives, TR26 2BL

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

Perfectly positioned on The Terrace overlooking St.Ives' iconic harbour. The Golden Hind is a Substantial period townhouse enjoying elevated, far-reaching sea and coastal views with parking and terraced courtyard gardens

- Stunning Coastal Views
- Gardens
- Sea Views
- Character Property
- Freehold
- 5 Bedroom - 5 En-suite
- Parking
- Substantial House
- Superb Position
- Council Tax Band D

Guide Price £850,000

SITUATION

Overlooking the charming historic town of St. Ives, The Golden Hind enjoys a fantastic location with breathtaking elevated views across the harbour and out to sea. A short stroll takes you through the maze of narrow streets, lined with traditional fisherman's cottages, and offering an eclectic mix of shops, quality restaurants, and galleries. The picturesque granite harbour is a focal point, home to local fishing boats that still dock alongside the piers, and it boasts its very own sandy beach.

Nearby, in Lelant, you'll find a spectacular Links Golf Course with sweeping views over the Hayle Estuary and up to Godrevy Lighthouse. A scenic branch railway line connects Carbis Bay and St. Ives to the main London to Penzance line at nearby St. Erth, making travel to and from the area both convenient and picturesque.

THE PROPERTY

The Golden Hind is a spacious and characterful property, offering some of the finest elevated views in St. Ives.



Currently operating as a successful B&B, The Golden Hind boasts generously proportioned rooms throughout, featuring a wealth of traditional and charming details. These include a beautiful Georgian staircase at the heart of the property, corniced ceilings, decorative arches, feature fireplaces, and large windows that frame the stunning views across the iconic harbour town.

The property retains the layout of its former home, so converting it back into a private residence would be a relatively straightforward process.

A raised walkway separates the property from the road leading into town, offering breathtaking views from the front. The entrance opens into the ground-floor accommodation, which includes a spacious entrance hallway, a large front room currently used as a ground-floor bedroom with an en-suite, and a rear sitting room with doors leading out to the rear courtyard. From the hallway, you'll also find a well-appointed kitchen and dining area, with further access to the rear garden and steps leading up to the raised parking area.

The first floor offers a delightful full-width master bedroom with an en-suite bathroom, overlooking St. Ives. There are also two further double bedrooms, both with en-suites, one of which has access to the rear courtyard and parking, adding flexibility to the accommodation. Stairs rise to the second floor, where you'll find a superb en-suite bedroom with two large dormer windows that offer commanding views across St. Ives.

OUTSIDE

The Golden Hind features two discreet areas at the rear of the property, perfect for relaxation or entertaining. One of these areas includes a garden room, which could easily serve as a studio or home office if desired.

Steps lead up to the rear off-road parking area, providing space for 2-3 cars and offering access to Pednolver Terrace.

SERVICES

Mains Water, Drainage, Electricity, and Gas.

Electric heating.

Broadband - Ultrafast available - Ofcom

Mobile - EE, Vodafone, O2 & Three signal limited. - Ofcom

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

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 10 will be evident on your left-hand side as you turn the corner into St.Ives opposite the entrance to the Malakoff Car Park. .



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.

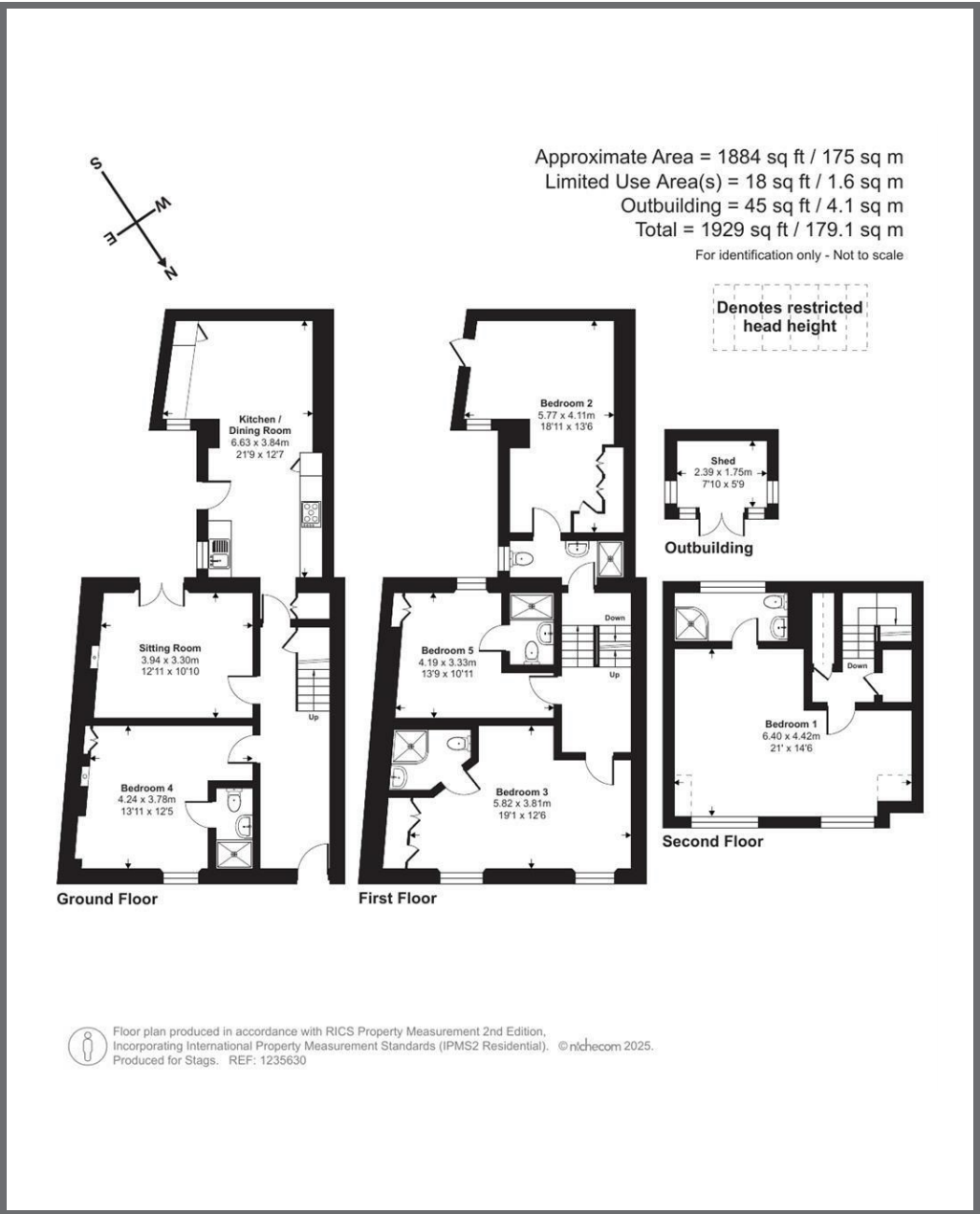


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		5
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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