



St Eia House St. Ives

St Eia House, St. Ives, Market Place, St. Ives, TR26 1RZ



St Ives Harbour - 0.1 mile Hayle - 5 miles  
South Coast - 8 miles

A superbly positioned first-floor apartment overlooking the historic St Ives Church in the desirable coastal town of St. Ives.

- NO ONWARD CHAIN
- 2 Bedrooms
- First Floor Apartment
- Views to St Ives Bay
- Central Location
- Well Positioned
- Period Features
- Light & Spacious
- Leasehold
- Council Tax Band A

Guide Price £275,000



#### SITUATION

Tucked just moments from the vibrant centre of St Ives yet quietly nestled opposite the historic St Ives Church, St Eia House offers the best of both worlds — a peaceful haven with the town's charm right on your doorstep.

Step outside and you're immediately immersed in the beauty of St Ives. Winding streets lead past traditional fishermen's cottages, independent galleries, stylish boutiques, and acclaimed restaurants. Just a short stroll away, the postcard-perfect harbour sparkles with moored fishing boats, and the golden sands beckon for beachside strolls or lazy afternoons in the sun.

Nearby, the stunning links at West Cornwall Golf Club in Lelant provides sweeping views over the Hayle Estuary, while the scenic St Ives branch line links effortlessly with the main London-to-Penzance route at St Erth — making arrival a breeze.

Blending heritage, tranquillity, and a prime location, St Eia House is a coastal apartment at the very heart of Cornwall's most beloved seaside town.

#### THE PROPERTY

Elegant and Exceptionally Spacious Apartment in the Heart of St Ives with No Onward Chain

Positioned right in the vibrant centre of St Ives yet quietly tucked away beside the historic St Ives Church, this beautifully proportioned two-bedroom first-floor apartment offers a rare blend of space, character, and location.

Occupying part of a handsome period building and enjoying views across the town's Memorial Gardens, the picturesque Parish Church and to the waters of St Ives Bay, this apartment is perfectly suited as a main residence, holiday home, or investment.

Inside, the property impresses with its bright and airy feel, enhanced by high ceilings, large sash windows, and classic window shutters. The generous living area features a striking bay window that frames the town and sea views to St Ives Bay, along with a charming feature fireplace and ample space for both relaxing and entertaining. The adjoining open-plan kitchen is well equipped, offering a range of fitted units, electric hob and oven, space for appliances, and generous worktop space — ideal for everyday living or hosting guests.

The main bedroom mirrors the living room in scale and character, with another large bay window showcasing the same beautiful views. Built-in

wardrobes provide excellent storage, and the room is finished with period detailing, including a traditional fireplace and decorative corning. The second bedroom offers flexibility — perfect for guests, a study, or a peaceful retreat.

Off the hallway, a built-in cupboard houses the water cylinder, with plumbing for a washing machine and useful shelving. A rear bathroom and additional separate WC, complete the accommodation.

The apartment benefits from Dimplex night storage heaters and an intercom entry system. Communal areas, including the stairwell, have recently been redecorated and recarpeted, adding further appeal.

This superb property is just a short walk from St Ives' renowned beaches, harbour, restaurants, galleries, and boutique shops — placing the very best of this much-loved coastal town at your fingertips, while still offering a quiet and private setting.

#### SERVICES

Mains Water, Electricity, and Drainage. No Gas to the building. Superfast Broadband Available - Ofcom. Mobile Signal - O2, EE, Three & Vodafone Good - Ofcom

#### LEASE INFORMATION

Original 999 Year Lease ending March 3003.  
Ground Rent £50 per annum.

#### VIEWINGS

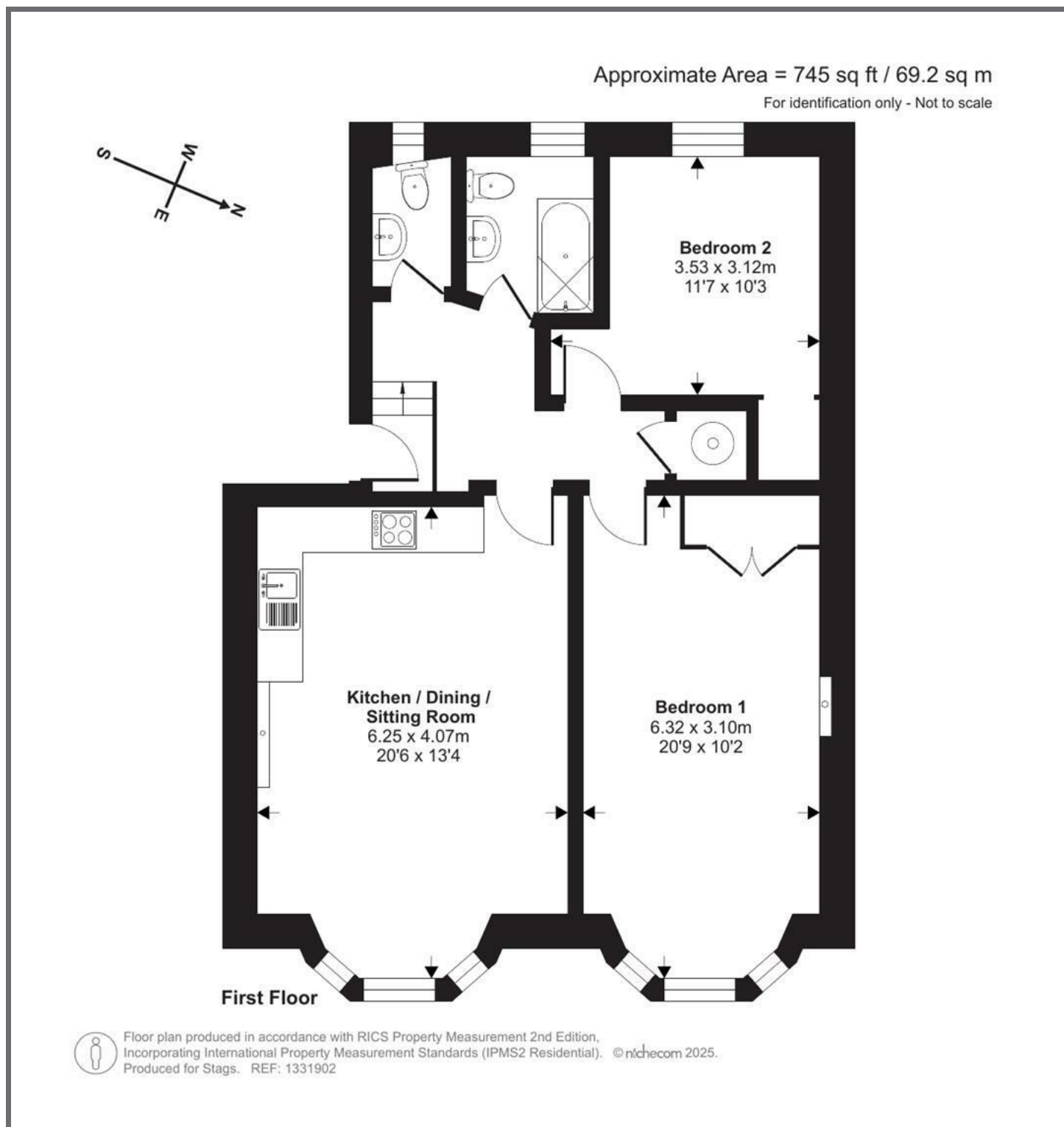
Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

#### DIRECTIONS

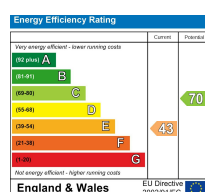
As you enter St Ives along the A3074, proceed along Tregenna Hill and into the town. As the road continues around to the right, and as you approach St Ives Church, St Eia House will be evident on your left hand side.

What3words ///professed.snapper.dairies





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.



61 Lemon Street, Truro, Cornwall, TR1 2PE

01736 223222

westcornwall@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London