



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9462

£599,950

Flat 1, Whitehart House,  
The Wharf, St Ives, Cornwall, TR26 1LP

LEASEHOLD



One of the best positioned apartments on The Wharf commanding outstanding, panoramic mesmerising views over the harbour to Porthminster Beach and St Ives Bay with the coastline beyond. Offering spacious, well maintained, 2 bedroomed accommodation, this first floor apartment is perfectly situated, having instant access to the harbour, beach, town facilities and is just a short walk away from the railway station, Porthmeor and Porthminster beaches.







### **SUMMARY OF ACCOMMODATION**

Hall, open-plan kitchen/dining/living room with glazed box bay and balcony facing the views. 2 bedrooms, re-fitted shower room.

### **DESCRIPTION**

Flat 1, Whitehart House is an incredibly positioned apartment in the heart of St Ives with captivating panoramic unobstructed views around and over the harbour and its beach with the rise and fall of the tide and coming and going of boats constantly adding interest to the panorama. The view extends straight out of the harbour mouth to Porthminster beach and then around St Ives Bay.



The apartment is situated on the first floor of the building and is approached over a communal stairwell. An internal hall leads to a double bedroom, a twin room and a re-fitted shower room. Across the front of the building is a large open-plan kitchen/dining/living room with a huge amount of glazing to take in the views including a sit-in box bay and patio doors opening onto a balcony. The oak kitchen has fitted appliances and granite worktops including a table protruding off the side of an island.



## **LOCATION**

The Wharf is literally on the harbour front in St Ives and is a short walk to everything that makes this town one of Cornwall's most highly sought after. The Wharf is on the spit of land which joins St Ives to The Island with Porthmeor beach to the north and the harbour to the south. Overlooking Porthmeor beach is the Tate gallery St Ives, whilst the quaint narrow streets in the older part of the town are filled with restaurants, galleries and boutique shops. Cafés encircle the harbour, overlooking the day to day activity of the fishing fleet and the sailing dinghies which launch from the harbour's protected waters. St Ives is one of the jewels in Cornwall's crown and is renowned throughout the United Kingdom for its picturesque beauty, surfing opportunities and the quality of light which has drawn artists to the area for decades.

St Ives sits at the west of St Ives Bay, a 4 mile wide stretch of water surrounded by golden sandy beaches giving limitless opportunities for surfing, kite surfing, windsurfing and almost any other water sport one could care to imagine. A short distance away is the South West Coast Path which affords dramatic walking along the rugged cliff tops of west Cornwall. There are golf courses both at St Ives and nearby Lelant which can be accessed via the



branch railway line which runs from St Ives to the main Penzance to Paddington line giving simple access throughout the county and on to London.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

From the communal hall an enclosed staircase rises to an obscure glazed door opening to:-

**HALL** Slate tiled floor, digital heating thermostat, doors to the two bedrooms, shower room and:-

**KITCHEN / DINING /  
LIVING ROOM – 21' x  
14' extending to 19'9"**  
**into bay**

A dramatic space with a near completely glazed sit-in box bay and a set of sliding patio doors to the balcony providing uninterrupted panoramic views across the whole of St Ives harbour and around the seafront framed by the church tower, lifeboat station and two piers with the views then extending beyond Smeatons Pier to Porthminster beach and around St Ives Bay – a constantly changing view filled with the harbour activities. Further double glazed window to the side, slate tiled floor, cupboard housing the mains gas fired boiler. Fitted oak fronted kitchen under granite worktops with a cut draining area leading to a circular stainless steel sink with chrome swan neck mixer tap over. Island with concealed integral fridge and granite topped table to one side. Integrated stainless steel Whirlpool oven and ceramic hob with stainless steel and glass extractor hood over. Concealed integrated dishwasher. Generous areas for seating.





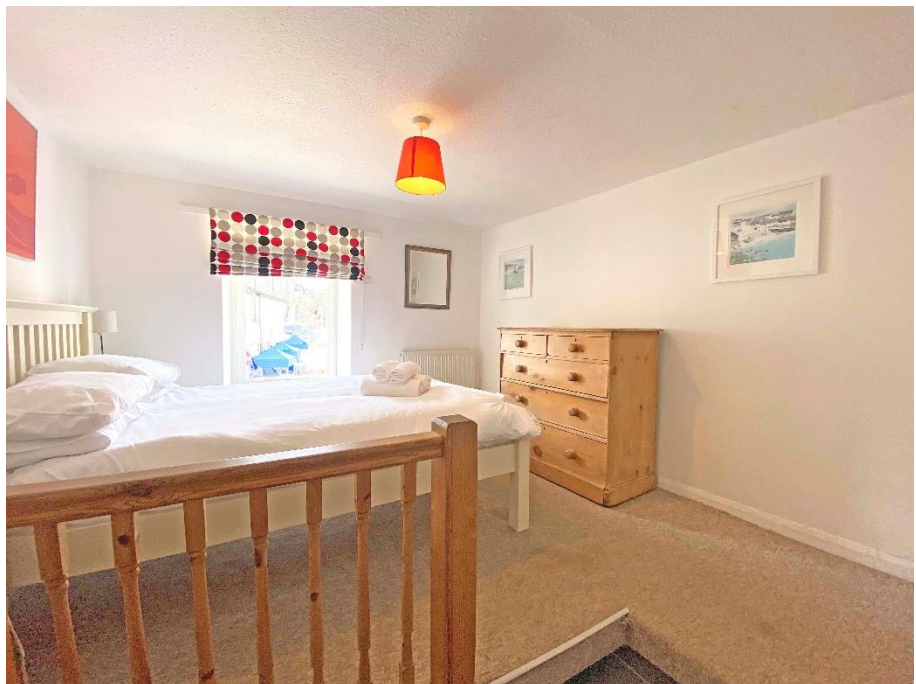
**BALCONY – 13'3" wide (max)** Painted timber and glass balustrade, slate floor.

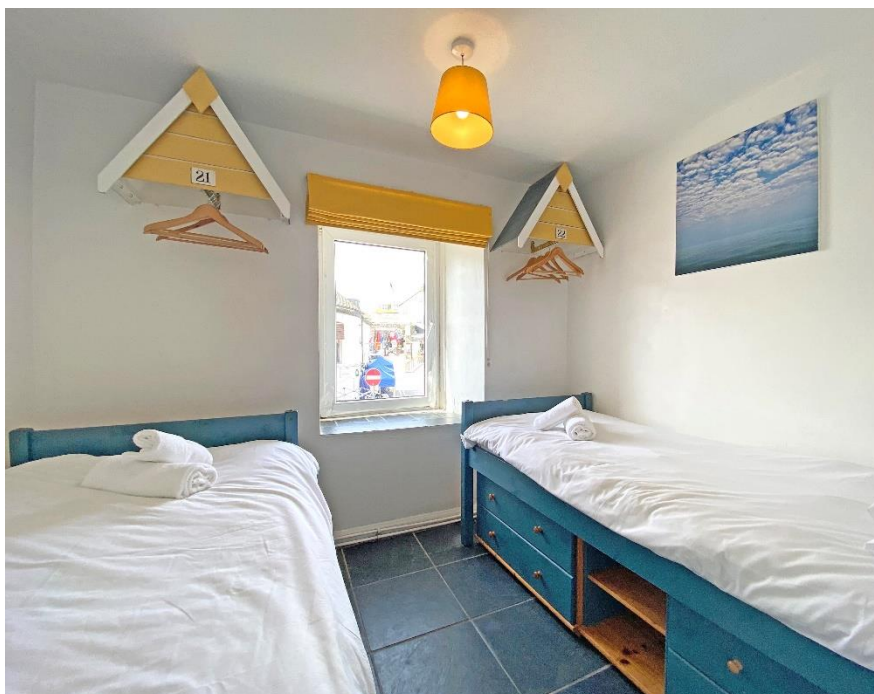


**BEDROOM 1 – 12'7" x 9'4"** Window to the side with deep slate sill, area of slate tiled floor with two steps up to the main part of the bedroom, double doors to a fitted wardrobe.

**BEDROOM 2 – 9'6" x 7'9"** Window to the side with deep tiled sill, slate tiled floor. This room is set up as a twin room with individual reading lights.

**SHOWER ROOM** A smart contemporary space with grey blue tiled walls and a slate tiled floor. White sanitaryware including a walk-in curving glazed screened shower enclosure with a chrome rain head mixer shower, wc and pedestal wash basin with chrome waterfall mixer tap. Obscured window, extractor fan, chrome ladder style heated towel rail.





## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com).

**POST CODE** TR26 1LP.

**SERVICES** Mains water, mains drainage, mains electricity and mains gas.

**COUNCIL TAX BAND** Business Rates (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE – Leasehold** Expiry date of lease is 2074, with a new 150 term lease to be offered at the point of sale.

**DIRECTIONS** Arriving on the harbour front of St Ives beside the lifeboat station continue to follow the road around the harbour front and immediately after The Sloop Inn the road veers away from the harbours edge and just on this corner on the right hand side is Whitehart House which has a side entrance and Flat 1 will be found on the first floor. During the summer months we do not advise viewers to drive down to the harbour's edge but instead park in one of the more easily accessible car parks around the fringe of the town and walk down to the harbour front.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.



**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

