



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10379

£1,150,000

1 Pednolver Terrace,
St Ives, Cornwall, TR26 2EL

FREEHOLD



A well proportioned, spacious and naturally light 5 bedroomed, 5 bath/shower roomed end of terrace townhouse overlooking St Ives Bay. Boasting high ceilinged accommodation, parking for 2 vehicles and a sheltered sunny courtyard garden – all found within a short walk of St Ives harbourside and its world class golden sandy beaches.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance vestibule, entrance hall, living room/dining room, kitchen/breakfast room.

First Floor Landing, 3 bedrooms (all en-suite shower rooms), family bathroom.

Second Floor 2 double bedrooms (1 en-suite shower room).

Outside Allocated parking for 2 vehicles, sheltered sunny courtyard rear garden, small low maintenance garden terrace to the front.

DESCRIPTION

1 Pednolver Terrace is a particularly well proportioned and versatile end of terrace townhouse, found on the convenient approach to the town centre, and benefitting from being only a short walk away from the hustle and bustle of the harbourside and its iconic golden sandy beaches, yet its distance from the town centre affords benefits like allocated parking and a private sheltered garden.

The house is of particularly impressive proportion, boasting high ceilings across both the ground and first floor, with both also enjoying tall sliding sash windows which flood in much natural sunlight and due to its end of terrace position, boasting a sunny southerly elevation as the sun wraps around from the east to the front. This eagle eyed position affords the most spectacular panoramic vista across the entirety of St Ives Bay, taking in its iconic harbour, church tower, Smeatons Pier and The Island, plus many miles of open Atlantic Ocean across St Ives Bay to the Hayle Estuary and along the golden sand north Cornish coast all the way up the headlands dotting the coastline to Trevoze Head at Padstow.

In brief the accommodation comprises a welcoming entrance hall which thereafter leads to a well proportioned semi open-plan living/dining room which boasts much natural light and a view across St Ives Bay. Completing the ground floor is a large and sunny, fitted kitchen which leads out through a part glazed stable door to the sheltered sunny courtyard garden. On the first floor there are three good sized double bedrooms, all of which with en-suite shower rooms and all of which enjoying differing vistas across St Ives Bay, with the principal en-suite bedroom to the front being particularly impressive and spacious – plus a family bathroom completing the first floor. On the second floor there are two further double bedrooms, one of which with an en-suite shower room and again both enjoying fantastic panoramic vistas across St Ives Bay. On the half landing, on the ascent to the second floor, is a hidden private access into a versatile loft space with two cabrio Velux windows on the sunny southerly elevation flooding in much light and subject to necessary consents, this space could suit a range of purposes.

LOCATION

1 Pednolver Terrace is positioned in the heart of St Ives is perfect for those wishing to be near the convenience of the branch line railway station which links to the mainline at St Erth, from where there are direct trains to London Paddington. It is only a short walk along The Warren to the train station and the golden sandy Porthminster beach backed by the renowned Porthminster Beach Café. Only a few hundred yards in the opposite direction is the colourful harbour with its sandy beach protected by Smeatons Pier and overlooked by fishermen's cottages and various cafés, restaurants and galleries. The main shopping streets are very close by, although Skidden Gardens is surprisingly quiet and is tucked away from the main thoroughfare. On the opposite side of the thin spit of land which leads out to 'The Island' is Porthmeor surfing beach and the Tate gallery St Ives.

The South West Coast Path extends away from St Ives in both directions, to the west around the rugged coastline towards Zennor and to the south east, around Porthminster Point and along Hain Walk to Carbis Bay and the expansive sandy beach at Porth Kidney Sands which can only be approached on foot and is therefore quiet even in the summer months. There are obviously excellent surfing opportunities around the 4 mile wide St Ives Bay, as well as windsurfing, kite surfing and swimming, with kayaks and the recently popular stand up paddle boards often seen exploring the coastline. St Ives has its own sailing club with dinghy racing in the bay and wildlife and fishing tours can be taken from the harbour. Inland there are many beautiful walks over high ground, some of which is owned by the National Trust, with exceptional countryside and sea views available. The rugged beauty of west Cornwall is close to hand although amenities such as doctors, dentists, schooling and supermarkets are all nearby as is the main A30 expressway which connects Cornwall to the motorway network at Exeter.

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

A short flight of granite steps ascend from the roadside pavement to a brick sett pathway, passing an area of level lawned garden to the front of the property, with then a further short flight of granite steps ascending to the part glazed painted hardwood front door with fixed panel over which thereafter leads into:-

ENTRANCE VESTIBULE With mosaic tiled flooring and tall ceilings, leading through a painted hardwood internal door into the:-

ENTRANCE HALL A welcome approach with tall ceilings serving both the living room, dining room and through to the kitchen/breakfast room, with a part galleried turning staircase ascending to the first floor split level landing, warmed by a central heating radiator and with a range of period details including stripped re-varnished wooden floorboards, high skirting boards, moulded door furniture and moulded covings with a feature moulded arch framing the vista up to the first floor. Doors open to both the living room and the dining room, which open through a wide square arch as one large dual aspect space, individually arranged as follows:-

LIVING ROOM – 13'10"

x 13'7"

A light, bright and spacious room with walk-in triple aspect bay window on the front elevation with tall single glazed sliding sash windows enjoying a vista between the trees and across the rooftops below over a wide spread of St Ives Bay taking in the golden sandy beaches along the north Cornish coast at Godrevy, Godrevy Lighthouse and the headlands all the way up as far as Trevoze Head



at Padstow. A large room, again with tall ceilings, stripped wooden floorboards and high skirting boards with moulded covings, warmed by a central heating radiator.

DINING ROOM – 19'2" x 12' Another spacious, light and bright well proportioned reception room with a continuation of the stripped, re-varnished wooden floorboards, with a walk-in triple aspect bay window on the sunny southerly side elevation with tall sliding single glazed sash windows with a vista across the rooftops below to St Ives Bay and the Hayle Estuary. A large room, again with high skirting boards, moulded covings - warmed by two central heating radiators.



KITCHEN / BREAKFAST ROOM -19'7" x 11'

Flooded with light from three tall casement windows on the sunny southerly side elevation, plus a part glazed stable door to the side which both overlooks and opens to the courtyard rear garden. The kitchen is well appointed with a handful of bespoke freestanding base units and with plentiful space and plumbing for freestanding appliances including washing machine, dishwasher, tumble dryer plus the space for a broad range oven beneath a fitted curved glass stainless steel extractor fan. With a tiled floor and plentiful space for a dining table and chairs – warmed by a central heating radiator.



From the entrance hall, staircase ascends to:-

FIRST FLOOR

SPLIT LEVEL LANDING Which in turn serves bedrooms 1 and 2 to the front elevation, and bedroom 3 plus the family bathroom to the rear.

BEDROOM 1 – 18'7" x 14' A particularly impressive principal bedroom suite, on the first floor of this elegant townhouse with a continuation of the tall ceilings with an enormous walk-in triple aspect bay window on the front elevation with near full height single glazed sash windows enjoying the most breathtaking panoramic vista across the entirety of St Ives Bay from the Hayle Estuary, along the north Cornish coast, down into the harbour itself and

beyond The Island to the open Atlantic Ocean beyond Porthmeor beach. This view is also enjoyed from a further tall sash window on the front elevation and floods the room. Beautifully decorated and particularly well proportioned, again with stripped wooden floorboards, high skirting boards and moulded covings, warmed by a central heating radiator and complemented by a:-



EN-SUITE SHOWER ROOM Well appointed and comprising a concealed low level flush wc, corner shower enclosure with rainfall shower head off a mixer shower, plus a wall mounted wash hand basin and warmed by a short ladder style wall mounted heated towel rail, inset downlighters. Extractor fan.

BEDROOM 2 – 19'2" x 12'3" Another impressive, spacious dual aspect double bedroom, with southerly facing triple aspect bay window on the side elevation which enjoys an elevated vista across the rooftops below to St Ives Bay and across the water to the Hayle Estuary and the golden sands of Gwithian beach. Well proportioned with tall ceilings, stripped wooden floorboards and a high skirting boards, again warmed by a central heating radiator and complemented by an:-



EN-SUITE SHOWER ROOM Well appointed and comprising a concealed low level flush wc, corner shower enclosure with rainfall shower head off a mixer shower, plus a wall mounted wash hand basin and warmed by a short ladder style wall mounted heated towel rail, inset downlighters. Extractor fan.

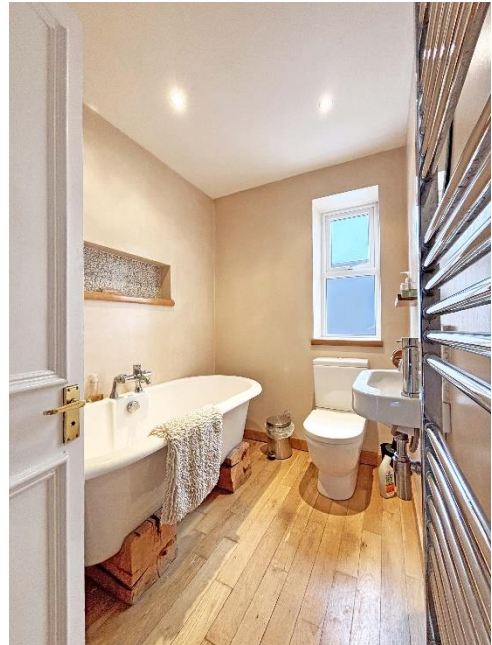
BEDROOM 3 – 12'4" x 7'8" Positioned to the rear of the house, with a tall double glazed window on the sunny southerly side elevation, a good sized twin bedroom or double bedroom, warmed by a central heating radiator and complemented by an:-

EN-SUITE SHOWER ROOM Comprising a low level concealed flush wc, wall mounted wash hand basin, walk-in shower enclosure – all flooded with light from a part obscured glazed double glazed window on the sunny side elevation.

FAMILY BATHROOM Well appointed with a white three piece suite comprising low level flush wc, wall mounted wash hand basin and feature freestanding bath tub with central mixer tap and a shelved niche. With stripped wooden flooring and warmed by a ladder style wall heated towel rail – flooded with light from a deep sill part obscured glazed window on the rear elevation.

From the first floor landing a turning staircase then ascends to second floor passing the **HALF LANDING** where there is a unique and interesting:-

PRIVATE ATTIC SPACE – 19'4" x 10'3" With two tall cabrio Velux windows on the sunny southerly elevation flooding in much natural light – and subject to necessary consents being obtained, ideal for a range of purposes. The staircase then ascends to the:-



SECOND FLOOR

LANDING Which serves the two remaining bedrooms.

BEDROOM 4 – 14'5" x 9'7" Positioned to the front of the house, and at the pinnacle of its elevation enjoying the most spectacular view from its eagle eyed position over the rooftops below and down into St Ives harbour, across Smeatons Pier and over the entirety of St Ives Bay to the Hayle Estuary,



across the golden sands to the north Cornish coast and following the headlands that dot the north Cornish coast all the way up to Trevoze Head at Padstow. A good sized double bedroom with tall apexed open ceiling, complemented by a fitted:-

EN-SUITE SHOWER ROOM Low level concealed flush wc, shelf mounted wash hand basin and walk-in shower enclosure. Warmed by a ladder style wall mounted heated towel rail.

BEDROOM 5 – 16'4" x 9'5" Another very good sized double bedroom, positioned to the side with a southerly facing tall uPVC double glazed window with a view across St Ives Bay towards the Hayle Estuary. A large twin or impressive double bedroom with some fitted storage.

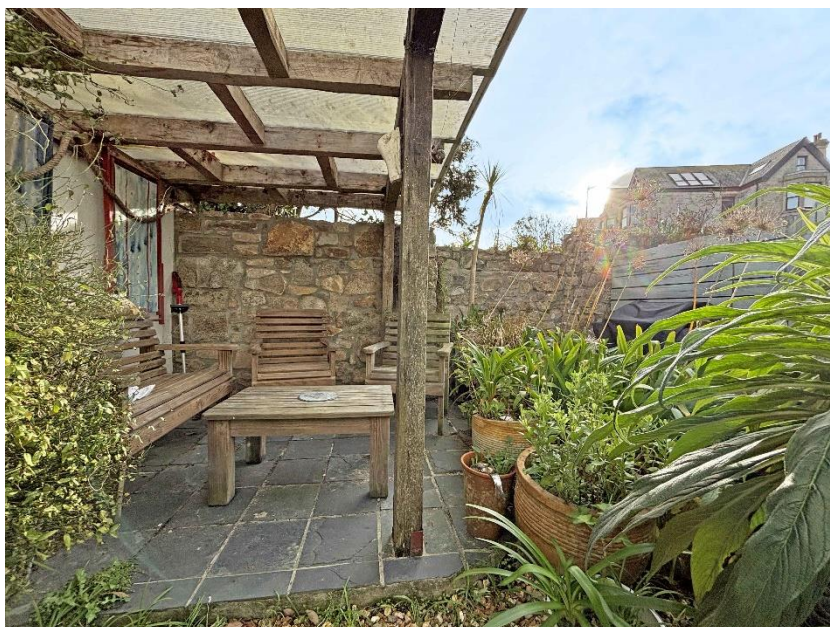
OUTSIDE

To the front, approached off Pednolver Terrace, a small area of level lawned garden, bounded by mature trees and shrubs can be found to the front and enjoying a vista across the rooftops below and towards St Ives Bay.



To the rear, a delightful, sheltered and private south and west facing courtyard garden enjoys the very best of the days sunshine, landscaped to be as low maintenance as possible, with gravelled areas, granite sett paths leading past deep and mature beds, with a part covered alfresco dining terrace sitting behind a tall stone and granite wall offering a great deal of

shelter and privacy, with the garden thereafter leading up a short flight of steps to a pedestrian gate out to the rear suitable for two vehicles.



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.

POST CODE TR26 2EL.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

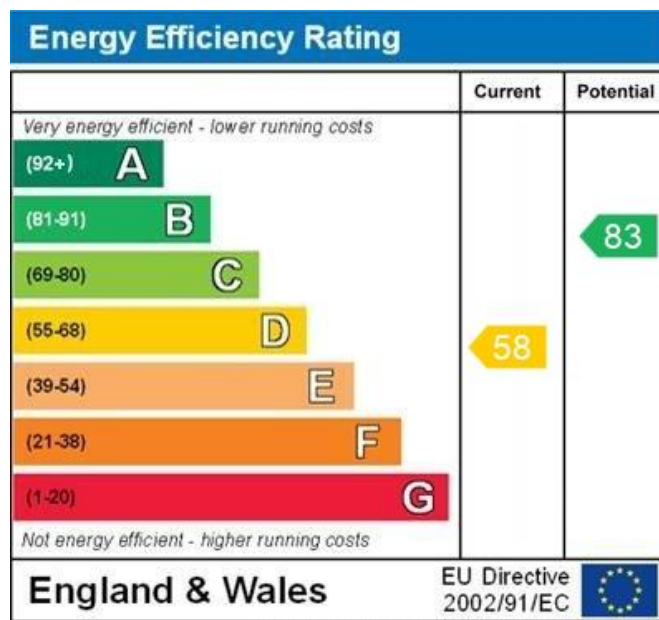
DIRECTIONS Heading into St Ives from Carbis Bay, as the road begins to descend towards the town centre, bear left on the ring road around St Ives, following Talland Road. As Talland Road takes a sharp 90° left hand bend and then begins to proceed uphill, No. 1 Pednolver Terrace will be found straight ahead of you on the corner.

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. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

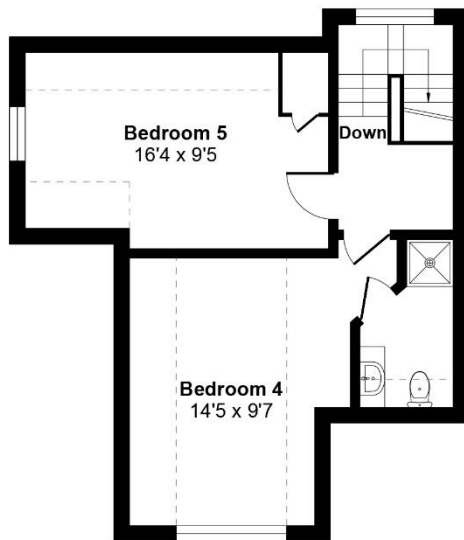
Pednolver Terrace, St. Ives

Approximate Area = 2029 sq ft / 188.5 sq m

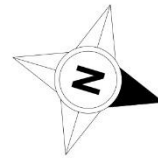
Limited Use Area(s) = 265 sq ft / 24.6 sq m

Total = 2294 sq ft / 213.1 sq m

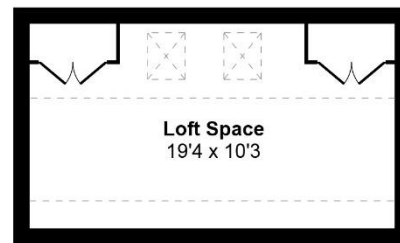
For identification only - Not to scale



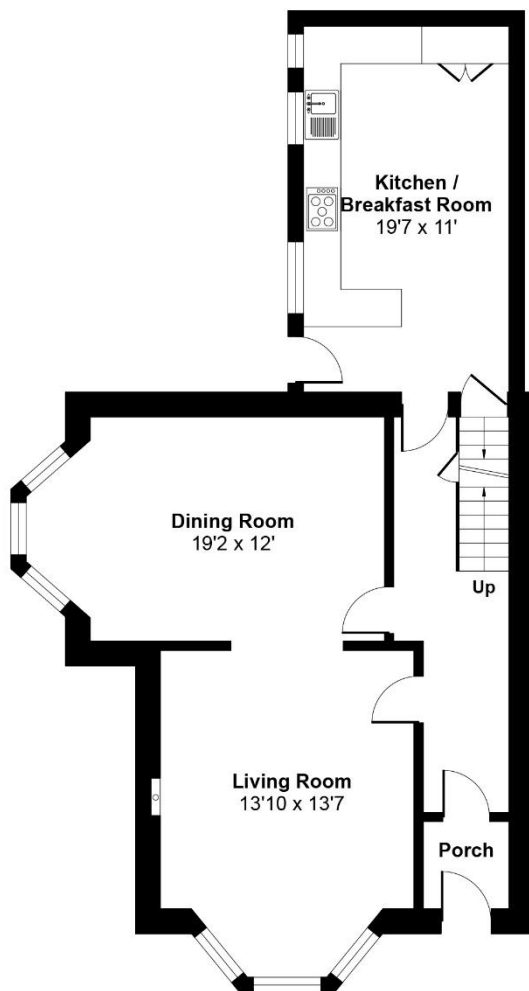
SECOND FLOOR



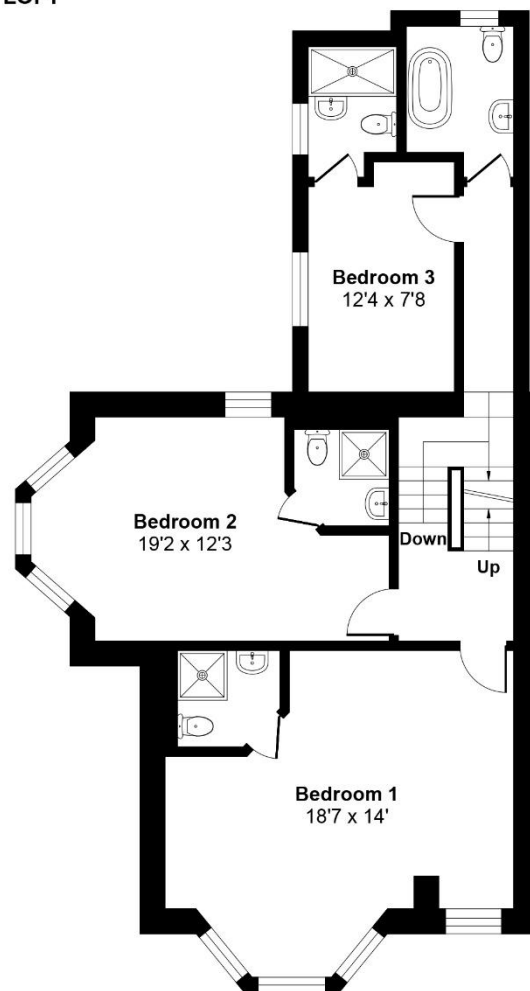
Denotes restricted
head height



LOFT



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1233725

