



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10446

£850,000

Akwatia,
Westward Road, St Ives, Cornwall, TR26 1JX

FREEHOLD



An exquisitely presented, charming, 1950s detached house commanding breathtaking views over the Atlantic Ocean, to Porthmeor beach, The Island and north Cornish coast beyond. On a private, tucked away road, yet only a few hundred yards walk from the surfing beach and picturesque harbour front, boasting 2/3 bedroomed, 2 bath/shower roomed accommodation, immaculately presented throughout and in a surprisingly large, quiet and private garden with driveway parking and garaging.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance porch/conservatory, entrance hall, sitting room/bedroom 3, living/dining room/kitchen with fantastic sea views, utility room.

First Floor Landing, 2 en-suite double bedrooms.

Outside Gated driveway parking for 2 vehicles, detached single garage, front lawned garden and decked terrace facing the sea. Very sheltered and private south facing rear garden with lower level sun terrace patio, raised lawn with planted beds and sea views to either side of the house and a decked sea facing terrace over the garage.

DESCRIPTION

Akwatia occupies a splendid position in St Ives on a little known and extremely peaceful private road, in which it enjoys an elevated position with clear panoramic views over the Atlantic Ocean and rolling swells breaking at Porthmeor beach with The Island and Godrevy Lighthouse beyond. The outlook can be enjoyed from the principal rooms in the house including the large open-plan living/dining room/kitchen to the front with a large bay window and glazed patio doors off the dining room opening out to the garden and onto the view thereafter. The principal bedroom on the first floor also enjoys a more elevated, panoramic

view with bedroom two boasting a westerly facing vista along the coastline to the side. The front garden is privately situated behind a hedge which provides shelter, without obstructing the outlook and one can also see the sea to either side of Akwatia when in the south facing rear garden.

Akwatia and its large garden plot have been subject to much improvement during our clients ownership, with the house itself found in fantastic decorative order throughout, incredibly naturally light with high ceilings and large windows and sociable free flowing living accommodation with versatile bedroom accommodation where one could use the additional sitting room as a third double bedroom if required.

The rear garden is an absolute delight, facing south and enjoying the very best of the days sunshine, boasting a good degree of privacy and arranged as a lower, sunken patio terrace basking in the sunshine, bounded by planted beds and borders with steps alighting to a level area of lawned garden to the top which thereafter leads to a decked terrace above the garage from which a fantastic sea view can be enjoyed. A pair of timber vehicular gates opens from Westward Road onto a driveway with parking in tandem for 2 cars in front of the detached single garage, an extremely rare commodity this close to the centre of St Ives, only a short walk from the town centre, harbourside and Porthmeor beach.

LOCATION

Akwatia is just above Porthmeor Beach and is a simple walk to the heart of the old part of St Ives, the harbour and the Tate St Ives. Around the harbour are ancient winding streets and fishermen's cottages running away from the main streets where there are thriving restaurants, art galleries and specialist shops.

St Ives is incredibly picturesque with the buildings nudging the shoreline, little cobbled streets meandering around the centre, startling blue sea and perfect golden sand. The town has a bustling and cosmopolitan atmosphere where the restaurants serve fresh fish landed in the harbour. There are cafés, art galleries and studios everywhere with the Tate St Ives forming the focal point for this art loving community.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming in off the Atlantic Ocean and the clarity of light is considered the best in Britain. The area is known for surfing with Porthmeor being the main surf beach although Porthminster and the other beaches around the 4 mile wide St Ives Bay mean that no matter what the swell and wind direction there is always a wave to be found.

St Ives has its own branch railway terminus which links to the main Penzance to Paddington line giving simple access throughout Cornwall and to London. On the outskirts of the town is a supermarket and St Ives has a full range of schooling, professional and commercial services.

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

A timber pedestrian gate leads from the driveway into the rear garden which thereafter leads through a full height glazed uPVC door into an:-

ENTRANCE PORCH / CONSERVATORY Overlooking the delightful, landscaped sunny southerly facing sunken sheltered rear garden. With uPVC double glazed windows on three elevations, and a further full height glazed uPVC door on the opposing side elevation opening to a part covered garden sun terrace. A step ascends via a hardwood painted part glazed timber door into the entrance hall which thereafter has a turning staircase leading to the first floor landing, large understairs storage cupboard and leads to both the sitting room and open-plan living/dining room/kitchen. With oak effect laminate flooring, lit by a range of inset LED downlighters and warmed by a central heating radiator.

SITTING ROOM / BEDROOM 3 – 14'3" x 11'7"

A delightful, charming dual aspect room, with 8'4" high ceiling and enjoying a sunny easterly and southerly aspect from its large bay window on the side elevation, and glazed patio doors to the rear elevation, facing south and enjoying a vista across the garden. A cosy, yet particularly naturally light room, ideal as an independent sitting

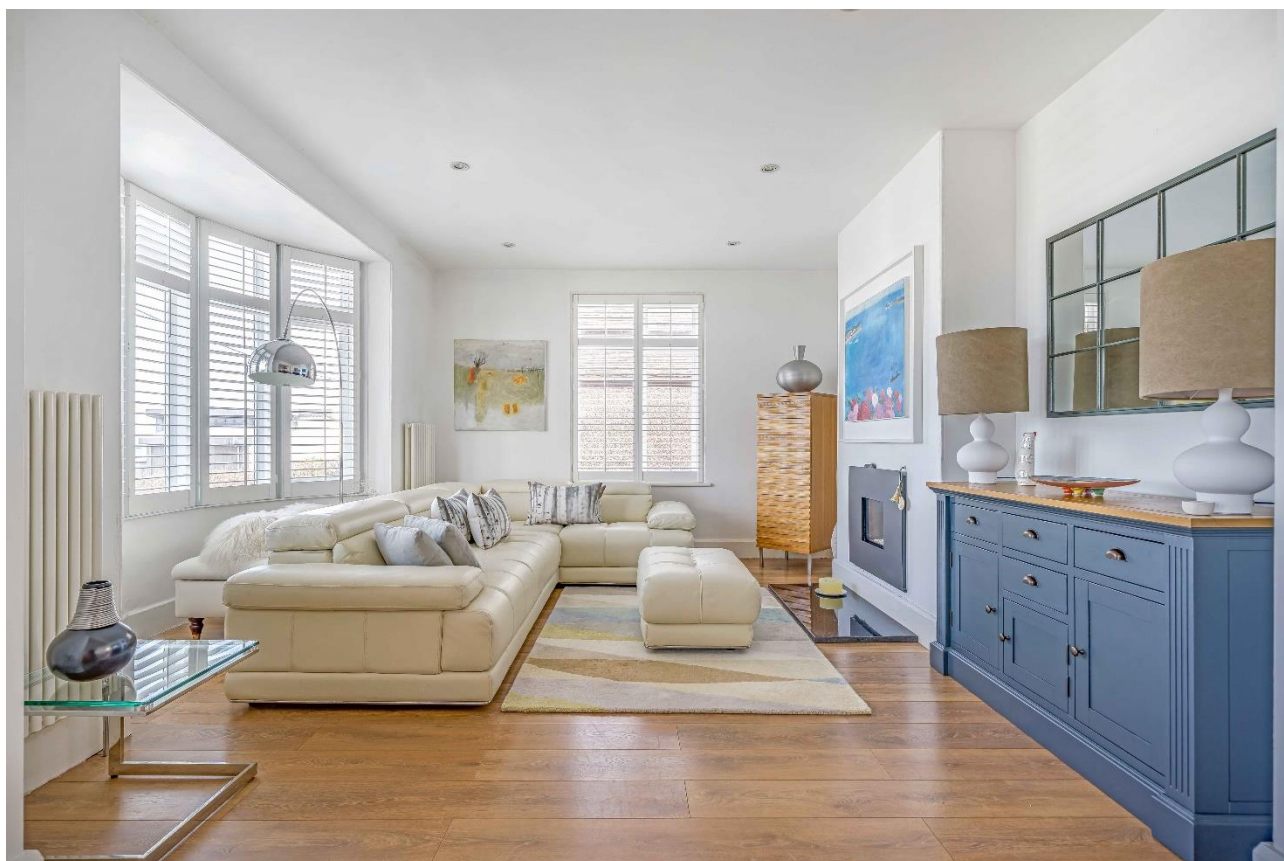


room with a focal inset log burning stove, or if required a home office or third double bedroom. Fitted with contemporary wooden shutters and lit by inset downlighters and a central pendant light and warmed by central heating radiator.

From the entrance hall, a door opens through to the:-

OPEN-PLAN L-SHAPED LIVING / DINING ROOM / KITCHEN A magnificent, triple aspect semi open-plan L-shaped room with near full height glazed uPVC patio doors and a large walk-in bay window on the front elevation, tall uPVC double glazed window on the side elevation and a further double glazed window on the rear elevation overlooking the garden. The full height glazed doors and large bay window fitted with contemporary shutters and enjoy a vista across the front garden, low hedged front boundary and onto to an open, largely uninterrupted sea view above Porthmeor beach, taking in The Island and across many miles of open Atlantic Ocean. The room is clearly arranged into three distinct areas, with a wide square arch delineating the living area alongside the kitchen/dining space.

LIVING AREA – 14'6" x 14' Set around a inset gas fired stove above a granite hearth, again benefits from ease of maintenance oak effect flooring and as aforementioned, enjoys a view from its large bay window out across the sea. Flooded with light from its dual aspect and warmed by two vertical mounted central heating radiators. Further lit by a range of inset spotlights and beneath impressive 8'5" high ceilings.



KITCHEN / DINING AREA – 24' x 14' Equally beautifully appointed, again beneath 8'5" high ceilings and boasting a dual aspect with a double glazed window at the rear elevation overlooking the garden and enjoying a sunny southerly elevation behind glazed doors to the front enjoying the vista out across Porthmeor beach. With plentiful space for a dining table and chairs. A fully fitted oak kitchen which comprises a range of fitted matching wall and base units beneath square edge granite worktops with cantilevered bar space and a range of integrated appliances including a Bosch mid height double oven, Neff concealed dishwasher, undermounted 1½ bowl sink and carved drainer and a Bosch ceramic hob with stainless steel extractor fan over. With the kitchen being complemented by a useful utility room off:-



UTILITY ROOM With fitted storage cupboards, space and plumbing for stacked washing machine and tumble dryer, Valliant combination central heating boiler. Obscured glazed

windows on both the front and rear elevations with a part glazed timber door leading out to the rear garden.

From the entrance hall, turning stairs ascend to:-

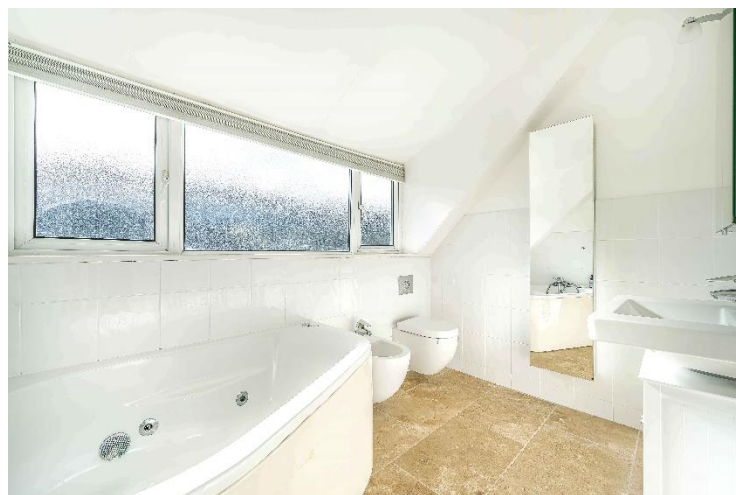
FIRST FLOOR

LANDING Passing a double glazed window on the half landing, and further flooded with light from a high level Velux window on the southerly roof slope. Doors to both en-suite bedrooms.

PRINCIPAL BEDROOM SUITE – 17'5" max x 14'1" An impressive principal bedroom suite which enjoys the most awe inspiring vista from a broad uPVC double glazed window on the front elevation over the rooftops below and out across Porthmeor beach, The Island, St Ives Bay and the rooftops of the town centre and along the north Cornish coast past Godrevy Lighthouse and many miles of rugged Cornish coastline. A breathtaking, everchanging sea view with the backdrop of the sound of crashing waves of Porthmeor beach below, just a few short minutes' walk away. A light double bedroom warmed by central heating radiator and lit by a range of inset spotlights, complemented by both a walk-in wardrobe with fitted hanging, drawer and shelved storage and also boasting an:-



EN-SUITE BATHROOM Comprising a low level concealed flush wc, bidet, corner panelled spa bath with handheld mixer shower and pedestal mounted wash hand basin – flooded with light from a broad, obscured glazed window on the southerly rear elevation and warmed by a ladder style wall mounted heated towel rail. Further lit by a range of inset LED downlighters. Extractor fan.



BEDROOM 2 – 11'5" x 9'1" Another good sized double bedroom, positioned to the front of the house, with a double glazed window on the side elevation enjoying a sea and coastline

view. Warmed by a central heating radiator and boasting access into storage areas and complement by an:-

EN-SUITE SHOWER ROOM Comprising a corner glazed shower enclosure with mixer shower, pedestal mounted wash hand basin and low level flush wc, warmed by a ladder style wall mounted heated towel rail and lit by an obscured glazed double glazed window on the side also boasting access into eaves storage.

OUTSIDE



Westward Road is a quiet, private residential road with restricted on street parking, making it quiet even in the height of St Ives' busy summers, with Akwatia boasting twin vehicular gates which open to a driveway parking area providing off-road parking for 2 vehicles in tandem in front of the:-

SINGLE GARAGE – 19' x 9'5" With up an over door, with electricity and water connected.

Across the front of the house is a broad, level, low maintenance garden, bounded by a low level manicured hedge which provides screening from Westward Road below and still affords a vista across the rooftops beyond out to St Ives Bay and Porthmeor beach, with the garden space separated as an area of level lawn and stepped decked terrace off the dining area.

To the rear of the house, a pedestrian gate leads from the driveway to a lower level broad paved patio sun terrace spanning the rear of the house enjoying a sunny southerly aspect, sheltered from the elements with a part covered outdoor seating area and steps ascending to a higher level area of lawn with profusely stocked beds and borders and boasting a high

degree of privacy, a sunny southerly aspect and views between the elevation of the house to St Ives Bay beyond with a decked terrace above the garage enjoying a vista out to sea.

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 1JX.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80Mbps download speed. 20Mbps upload speed.

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

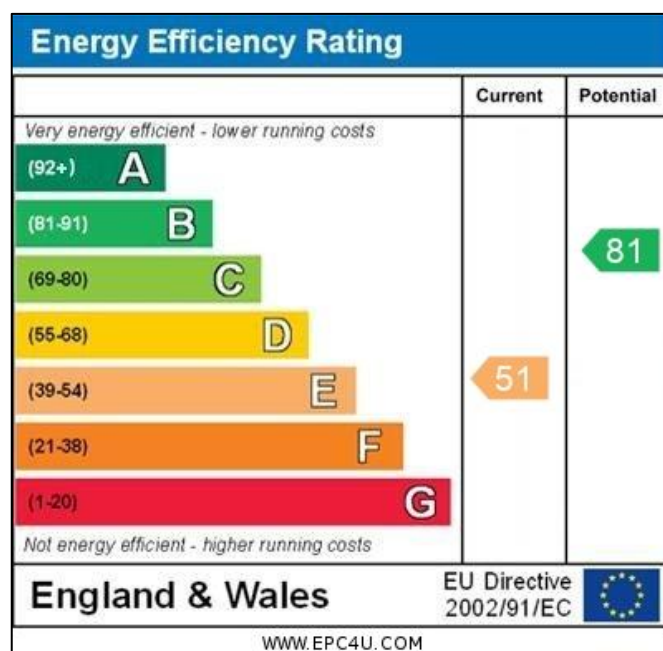
DIRECTIONS Proceeding into St Ives from the western side on the B3306 follow signs to Porthmeor Beach. As you approach the beach the road turns sharply to the left downhill towards the sea. Take the second left hand turning going down this steep hill into Westward Road and Akwatia will be found a little way along on the left hand side.

AGENT'S NOTE 1 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.

AGENT'S NOTE 2 Please note that the roof insulation is spray foam and the purchaser will have to make their investigations with their surveyor/mortgage lender at the time of agreeing a purchase.

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.

Westward Road, St. Ives, TR26

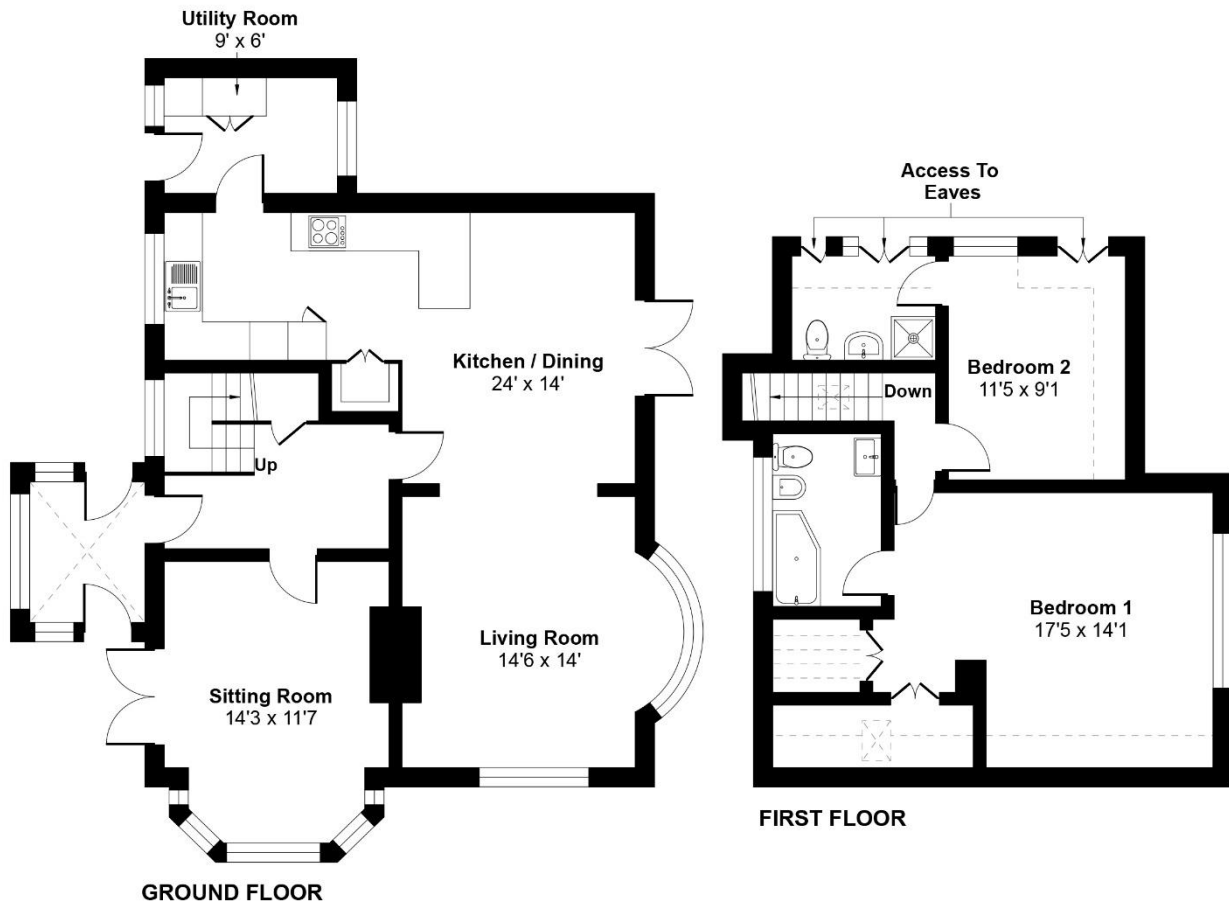
Approximate Area = 1282 sq ft / 119.1 sq m

Limited Use Area(s) = 101 sq ft / 9.3 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1562 sq ft / 145 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Lillcrap Chilcott. REF: 1253401

