



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR26477569

Offers around £850,000

Sol-E-Mar,  
Westward Road, St Ives, Cornwall, TR26 1JX

**FREEHOLD**



**An individual detached single storey home set on the seaward side of this sought after road with sea views towards Porthmeor beach and the coast beyond. Within a few hundred yards walk from the acutely desirable beach and harbourside, offering 2 double bedrooms, 2 bath/shower rooms, an impressive open-plan, split level living and entertaining space and private off-road parking.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, utility room, split-level open-plan living room/entertaining room/kitchen, principal bedroom with en-suite and doors out onto decking, guest bedroom, family bathroom.

**First Floor** Paddle staircase to large loft storage space (with restricted head height).

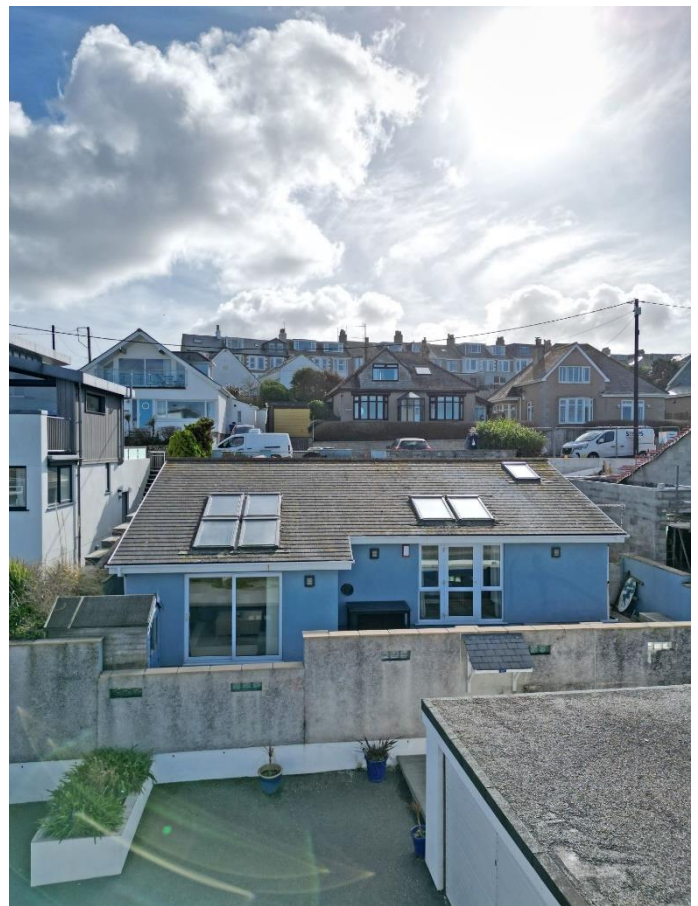
**Outside** Decked gardens to the front, useful storage space to the side and split-level decked patio and gardens to the rear with sea views. Off-road parking bay for 2 vehicles.



## **DESCRIPTION**

Sol-E-Mar is believed to have been built around 2003 to a design by the highly regarded St Ives Architectural Practice Poynton Bradbury and occupies a position on the seaward side of this highly regarded road, a few hundred yards from the iconic Porthmeor Beach and Tate St Ives.

The property is single storey and benefits from its own off-road parking and easy maintenance patio and decked garden to the seaward side with views over the ocean. The accommodation is currently configured on one level with a light and welcoming entrance which opens into the vast, triple aspect, split level living room, entertaining and kitchen space.



There is a recently refitted kitchen with a comprehensive range of appliances with adjoining space for a large family dining table and chairs. This room is split level with steps leading down to the sitting area with gas fire to one side, sliding patio doors out onto the sun decking and Velux ceiling lights creating a most light and spacious entertaining area.

The bedrooms are situated off the main entrance hall with the principal bedroom with en-suite shower room to the seaward side of the house with Velux windows, doorway out on to the sun terrace and taking advantage of the views. There is a further double guest bedroom (occasionally used as a triple room) with a fitted bath/shower room adjoining this. There is a useful utility and storage room just off the entrance hall. A paddle staircase leads up to a loft storage room with Velux window, which is a particularly useful addition to the space in the home.



Externally the gardens are easy to maintain with a decked area and a broad decked and paved patio area to the rear with views of the sea and coastline.

It is worth noting that a number of properties along Westward Road have been the subject of remodelling and extensions, including both neighbours, and therefore there is scope and opportunity with Sol-E-Mar subject to applying for and gaining all necessary consents.

## **LOCATION**

Sol-E-Mar is situated on Westward Road which is located above Porthmeor Beach at the bottom of the hill and close to the historic 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)**

From the parking area steps lead down to the covered entrance, double glazed door with side panel opening into:-

**ENTRANCE HALL** With vaulted ceiling and Velux window. Doors to:-

**UTILITY ROOM** Plumbing for washing machine, Worcester boiler, frosted glazed window to the rear, worksurfaces and cupboard space, meters.

**OPEN-PLAN LIVING ROOM / ENTERTAINING ROOM / KITCHEN – 38'9" x 14'** An exceptional open-plan reception and entertaining space with part vaulted ceilings, Velux windows, windows to the front and double glazed sliding patio doors to the seaward side taking in views off the sea and coastline. The room is arranged on two levels:-







**KITCHEN** A recently refitted kitchen with dark blue fronted units, complementary worksurfaces, inset 1½ bowl sink unit with mixer tap, Lamona hob with Whirlpool extractor over, Lamona double oven.

**UPPER SITTING / DINING AREA** Three steps to one side leading down to the:-

**LOWER SITTING AREA** Gas fire on raised hearth to one side, views to the seaward side and double glazed patio doors opening out onto the decking and sun terrace. Radiator.



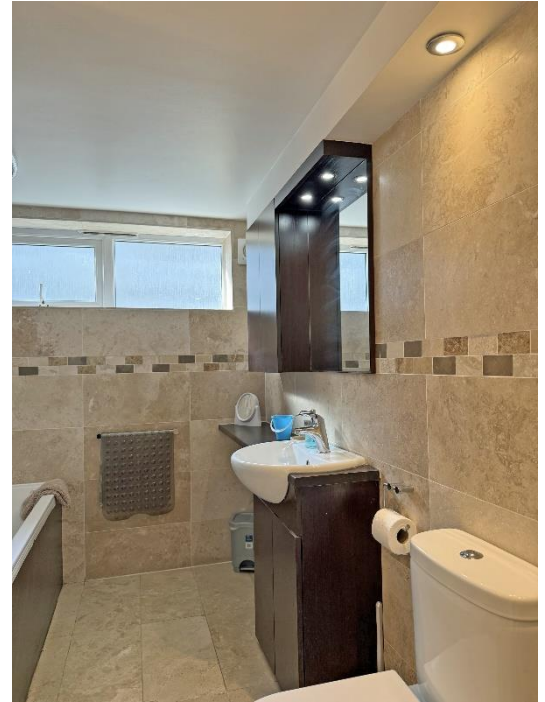
**PRINCIPAL BEDROOM – 15'3" x 11'8"** Velux windows and doorway with side panels out onto the sun patio and taking full advantage of the sea and coastline views. Radiator. Door to:-

**EN-SUITE SHOWER ROOM** Large shower cubicle, wall mounted wash hand basin, low level wc, heated towel rail, frosted glazed window to the side.





**BEDROOM 2 – 12'5" x 11'9"** Velux windows and window to the side elevation, radiator.



**FAMILY BATHROOM** Comprising panelled bath with shower over, wash hand basin in vanity unit, low level wc, heated towel rail, tiled floor and walls, frosted glazed window to the side.

From the hallway timber paddle staircase ascends to:-

### FIRST FLOOR



An open loft storage area with restricted head height and Velux window.

## **OUTSIDE**

Sol-E-Mar has two off-road parking spaces to the front with turning stairs and area of decking to one side. From the sitting room, double doors open out onto the decked sun terrace with views out over the sea and coastline. A side pedestrian gate provides access around to the front and a further area of raised patio with built in seating adjoins the principal bedroom. To the other side of the property is an area of courtyard garden useful for storage.



## **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. Gas central heating.

**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](http://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 Sol-E-Mar will be found a little way along on the right hand side.

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Not to scale – for identification purposes only.

