



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR83670006

Guide £1,275,000

14 Sea View Terrace,
St Ives, Cornwall, TR26 2DH

FREEHOLD



Towards the end of one of St Ives' most iconic and picturesque terraces, commanding elevated, mesmerising panoramic views across the harbour, town and St Ives Bay; a beautifully presented three storey terraced townhouse. Boasting over 2,250sq.ft. of spacious and high ceilinged accommodation including a 28' long double aspect living/dining room, 5/6 bedrooms and 2 bath/shower rooms. With the very valuable asset of 2 parking spaces and a garage which has a sea facing roof terrace above. Enjoying a peaceful setting on a quiet no-through road, just a short stroll from the bustling harbourside and several beaches.





SUMMARY OF ACCOMMODATION – In all, about 2,253sq.ft.

Ground Floor Entrance vestibule, entrance hall, dual aspect living/dining room, kitchen/breakfast room, cloakroom/wc, store room, utility.

First Floor Split-level landing, 3 double bedrooms, shower room, family bath/shower room.

Second Floor Landing, 2 double bedrooms.

Outside Allocated parking for 2 vehicles to the front, single garage to the rear, composite decked terrace to the front overlooking the harbour, low maintenance roof terrace to the rear.



DESCRIPTION

Sea View Terrace is a lesser known, but immensely desirable no-through road, on the convenient approach to St Ives town centre, dominated by the grand façades of this impressive Victorian terrace of just 15 homes. Number 14 is found at the far end, with virtually no passing traffic and only one property beyond and benefits from a high degree of peace and privacy, with the exceedingly rare benefit of two parking spaces to the front and a single garage to the rear.

Sea View Terrace enjoys an elevated position, enjoying a north westerly vista over the rooftops of the town below, straight into the sheltered and iconic St Ives harbour and across a broad swathe of open Atlantic Ocean and St Ives Bay, taking in the sea beyond Porthmeor beach, The Island, Smeatons Pier and along the north Cornish coast past the Hayle Estuary, Gwithian beach, Godrevy Lighthouse and beyond.

The house is beautifully presented throughout and boasts impressive proportions, arranged as a welcoming entrance vestibule with mosaic tiled floor leading through to an entrance hall with high ceilings and stripped wooden floorboards, thereafter leading to a dual aspect and naturally light living/dining room with a panoramic view across the harbour and access out to the rear courtyard, a well appointed kitchen beyond which has a breakfast room and step alighting to an inner hall off which is a cloakroom/wc and useful store room/utility.

On the first floor, a split-level landing serves three double bedrooms, a shower room and a separate bathroom, all of which beautifully presented, with the principal bedroom to the front being a particularly impressive proportion and enjoying a fabulous vista from its sit in bay window on the front elevation.

A staircase alights from the first floor landing to the second floor, off which are two further double bedrooms, again the bedroom to the front enjoying a spectacular eagle eyed view of the harbour. To the rear, approached off a quiet lane, an attached single garage. To the front is a raised composite decked terrace with glass balustrade overlooking St Ives harbour.





LOCATION

Sea View Terrace is one of St Ives' prime location, commanding stunning sea views yet just a short walk to the town centre and the harbourside giving access to the beaches, shops, cafés and galleries. Porthmeor surfing beach is only a few minutes away and enjoys some of the best surfing conditions in Britain. The more sheltered and relaxed Porthminster Beach is also only a short distance away and hosts the St Ives Food and Drink Festival every year.

St Ives has a large range of local restaurants, cafes, galleries, jewellers and other specialist shops as well as doctors, dentists, schooling, local supermarkets and a sports centre with indoor swimming pool. There is also a Tesco superstore just outside of the main town as well as a Marks & Spencer, Boots and Next just a few miles away.

Beautiful coastal walks lead away from either side of St Ives along the South West Coast Path around rugged headlands leading to other less known beaches. Also, nearby is Tregenna Castle Resort which has a wide range of facilities including hotel, gym, spa, tennis and squash courts, indoor and outdoor swimming pools and a golf course. A further links golf course can also be found at nearby Lelant.

Regular buses serve the town and it has its own branch railway line within walking distance of 14 Sea View Terrace, linking to the main Penzance to Paddington line allowing simple trips to London. The A30 runs within a few miles of St Ives and joins the motorway network at Exeter.



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 2DH.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

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

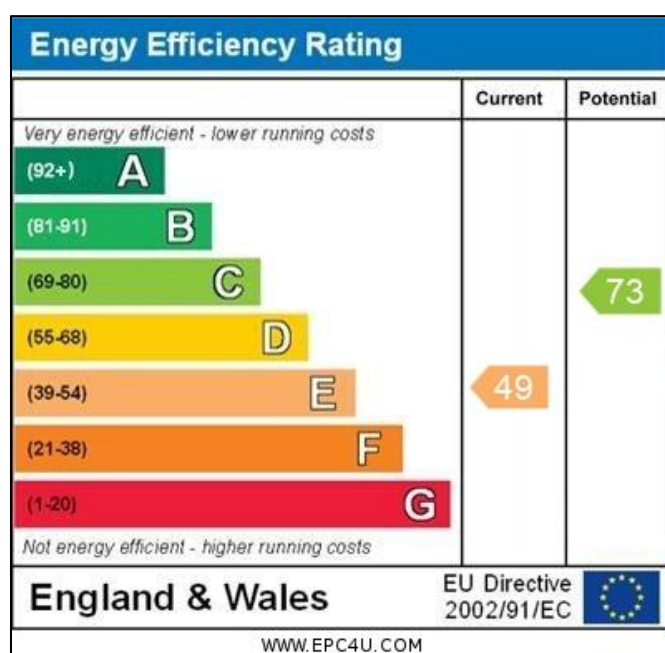
DIRECTIONS On the approach to St Ives, follow the road to the left onto Albert Road, and follow a 90° left hand bend uphill onto Talland Road and immediately turn right onto Shoreline View. Follow to the end and bear left onto Sea View Terrace and follow to the end.

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.

Sea View Terrace, St. Ives

Approximate Area = 2224 sq ft / 206.6 sq m (includes garage)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 2253 sq ft / 209.2 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). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1298374

