

The Cabin



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Westcotts Quay, St. Ives, Cornwall, TR26 2DY
Carbis Bay 2 Miles, Gwithian 10 Miles , Mousehole 12 Miles

A stunning front line apartment with uninterrupted views across St.Ives Bay and the North Coast beyond

- Seafront Position
- Uninterrupted Views
- Iconic St.Ives Property
- 3 Bedrooms
- Successful Holiday Let
- Character Property
- Harbour & Sea Views
- Close to Harbour Front
- Freehold
- Council Tax Zero Rated Business

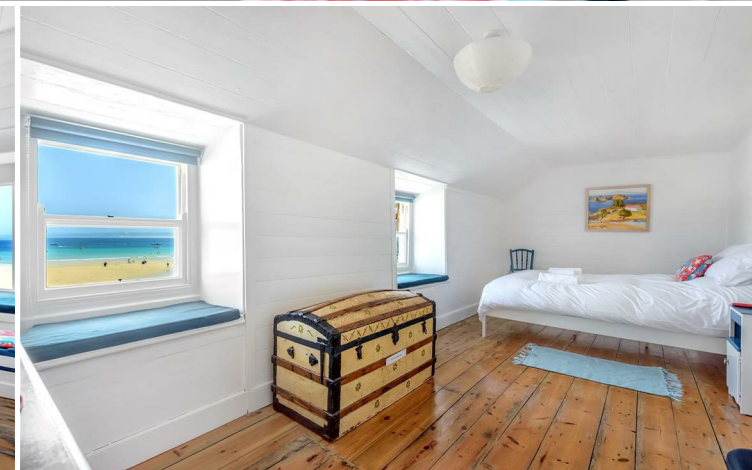
Guide Price £995,000

SITUATION

Enjoying stunning uninterrupted far reaching views over St Ives Bay and along miles of the North Cornish coastline, The Cabin is situated in one of the town's most prominent seafront line positions. From the front door is direct access onto Westcotts Quay and along Pednolva Walk to the harbour and the town Centre.

A short stroll takes you to the maze of narrow streets lined with fisherman's cottages together with an eclectic range of shops, quality restaurants and galleries. The picturesque granite harbour is of course a focal point for many, complete with local fishing boats that still moor alongside the piers and its own sandy beach. On the opposite side of St. Ives Island is Porthmeor Beach which faces the Atlantic Ocean and is a favourite with surfers.

At nearby Lelant, overlooking the Hayle Estuary, there is a spectacular Links Golf Course with views stretching up towards Godrevy Lighthouse. A scenic branch railway line links Carbis Bay and St. Ives with the main London to Penzance line at nearby St. Erth.



THE PROPERTY

The Cabin is perfectly situated in an elevated first floor position on Pednolva Walk at the water's edge and is said to be one of the closest properties to the sea in St Ives.

Enjoying stunning, unimpeded views of the harbour and across the bay, The Cabin is truly one of St Ives' iconic gems. Retaining a wealth of charm with many original features, The Cabin has a feel of a holiday retreat, this combined with its front line views makes an exceptional property.

Steeped in local history, it's said that D H Lawrence stayed in The Cabin during WW1 and it was home and studio to Algernon Talmage while he was tutoring at the art school in St Ives at the beginning of the 19th century.

This highly individual property is approached by a small flight of seven steps above an art gallery. The property offers charming painted panelled walls, stripped floorboards and an incredible amount of light with breath-taking views from all five seaward facing windows.

The property in brief; Kitchen with traditional shaker style cabinets, recessed window seats and dining area with fireplace, large twin aspect double bedroom and main sitting room with two seaward facing windows and large skylight. A further double bedroom, single bedroom and family bathroom complete the apartment.

SERVICES

Mains Drainage, Mains Water, Mains Water & Electric heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro Office on 01872 264488.

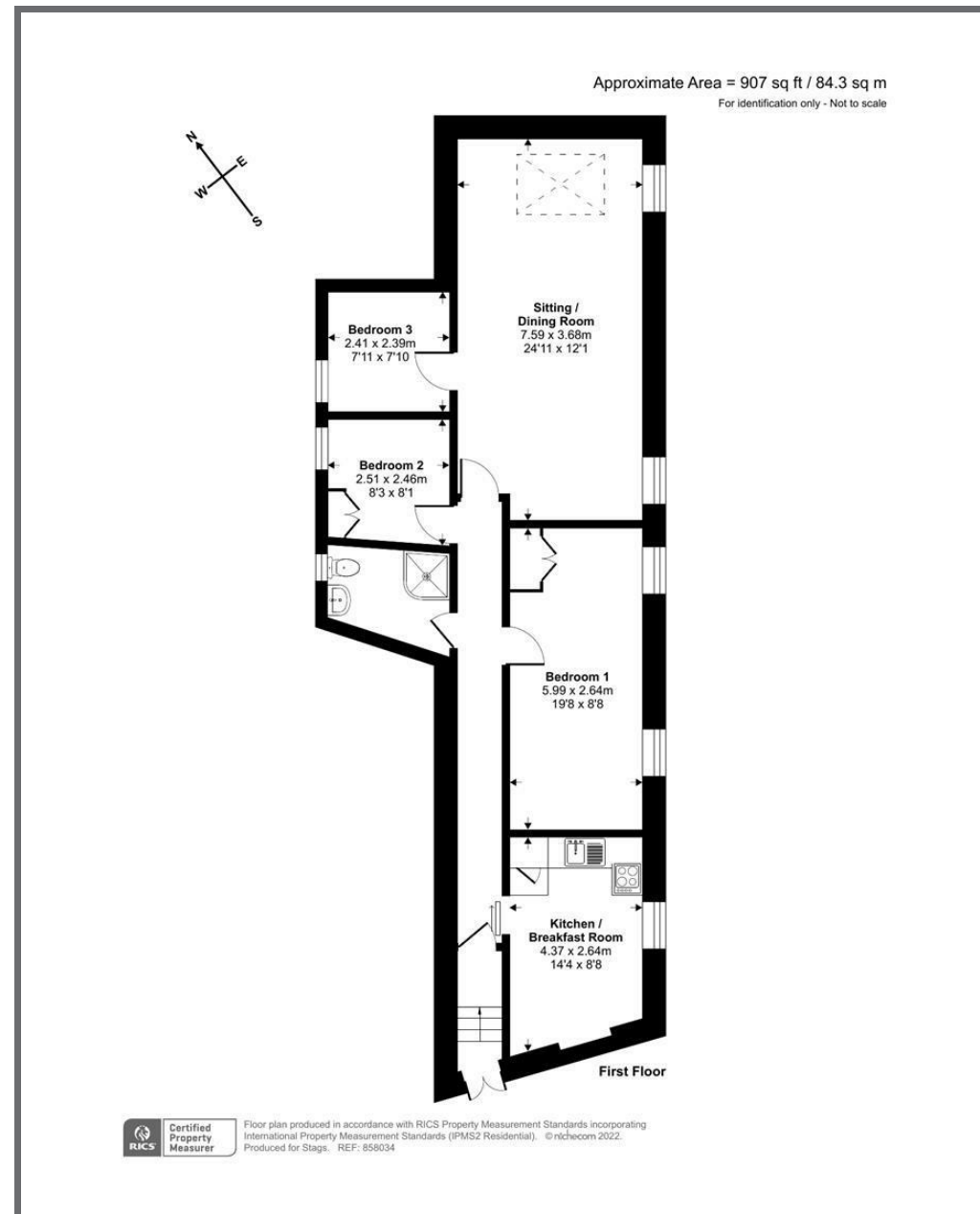
DIRECTIONS

From the West Pier in the harbour, head south along Pednolva Walk with the sea to your left.

A short walk from the pier you will find a small seating area where Pednolva Walk meets the Warren. The Cabin can be found above the art gallery.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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