



27 THE TERRACE

PIG & FISH RESTAURANT



25 The Terrace

# 25 The Terrace

St. Ives, Cornwall, TR26 2BP

Beach 0.1 Miles, Hayle 5 Miles, South Coast 8 Miles

Perfectly positioned on The Terrace up above Porthminster Beach, this substantial period townhouse with parking enjoys elevated far-reaching sea and coastal views.

- No Onward Chain
- Far Reaching Sea Views
- Grade II listed
- Annexe Potential
- Council Tax Band D
- Stunning Position
- Courtyard
- 5 Bedroom
- Freehold

Guide Price £775,000

## SITUATION

Overlooking the stunning Porthminster beach, The Terrace occupies a fantastic position with magnificent elevated views over the beach, out to sea, and along miles of the North Cornish Coast. Porthminster is a picturesque sandy beach, popular with surfers and swimmers alike.

A short stroll takes you to the maze of narrow streets lined by 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.

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

25 The Terrace is a superb example of a Grade II listed Georgian townhouse, commanding some of the best views of the North Coast available from St Ives.

The property offers generously proportioned rooms throughout with a host of traditional and characterful features including a charming Georgian staircase in the middle of the property, cornice ceilings, decorative arches, feature fireplaces, and large picture sash windows. The property has the potential to be divided to offer a one-bedroom rear annexe with independent access to the garden and Albert Road.

An enclosed courtyard from the front leads through to the ground floor accommodation, comprising: Entrance hallway, large sitting room with impressive views across the north coast, kitchen with recessed AGA, and a range of base and eye level units. Leading from the kitchen is the dining room off which stairs rise to a first-floor en-suite bedroom.

The first floor offers a large bedroom again with high ceilings and stunning views over Porthmintster Beach and the central landing off which are the family bathroom and separate shower room & W/C. The second floor offers two further bedrooms, one with views over the north coast.

## OUTSIDE

A private courtyard is accessible through the ground floor dining room with granite steps leading up to a terraced patio with utility building.

## SERVICES

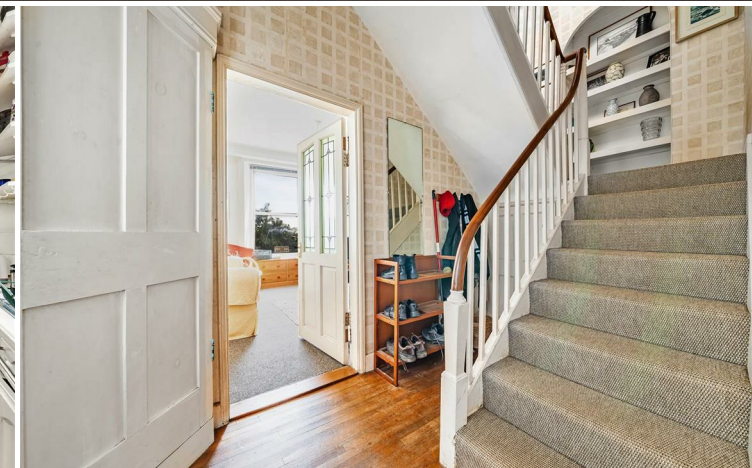
Mains Water, Drainage, Electricity, and Gas.  
Gas Fired central heating

## VIEWINGS

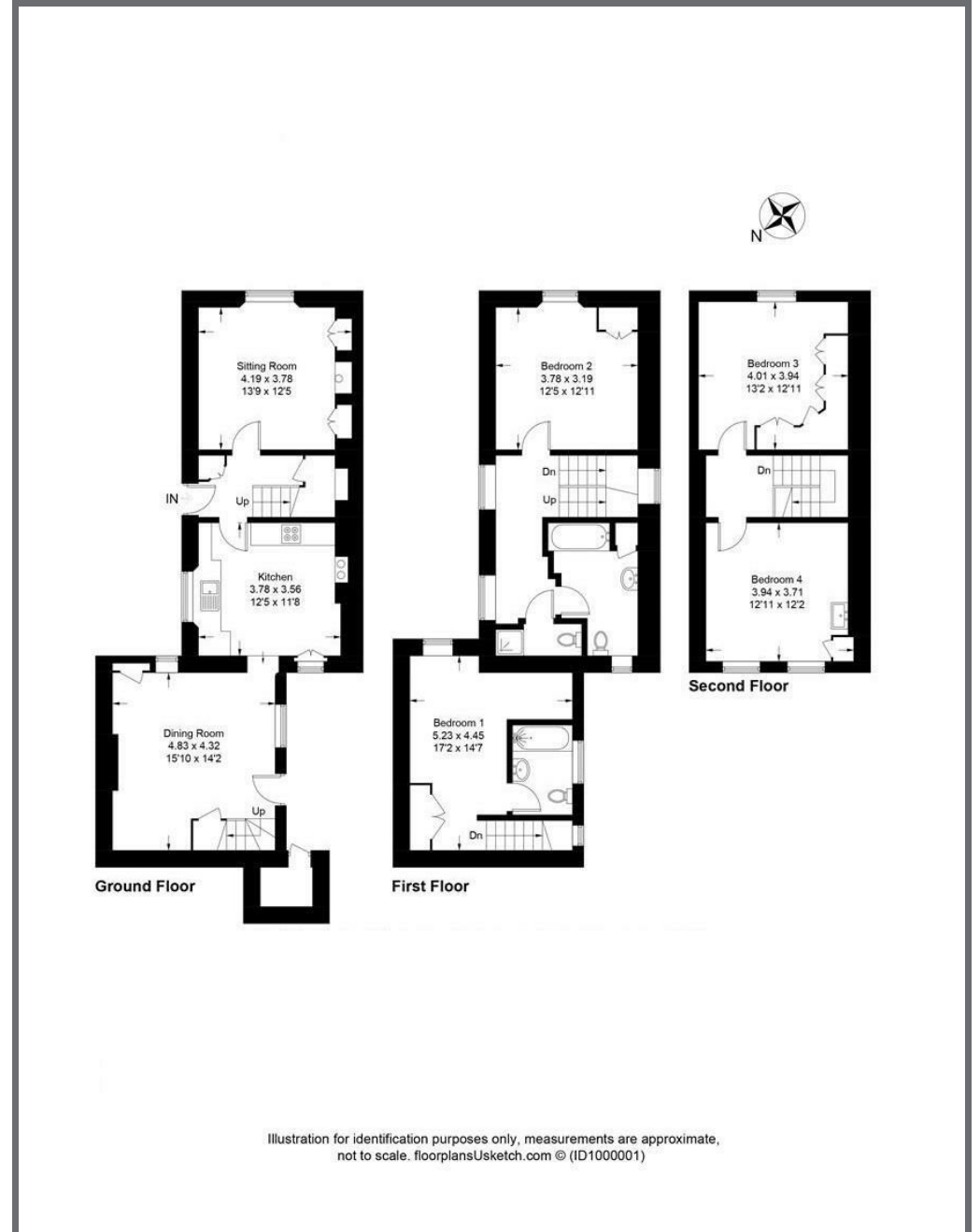
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

From the A30 at St. Erth, follow the signs toward St Ives along the A3074. On entering St Ives take the right-hand turn down toward the seafront along the Terrace. No 25 will be evident on your left-hand side.



These particulars are a guide only and should not be relied upon for any purpose.



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