



BARNALOFT



Barnaloft

St. Ives, TR26 1NJ

St Ives Harbour 0.1 Miles, Hayle 5 Miles, South Coast 8 Miles

A superb 2 bedroom double-fronted ground floor apartment, forming part of the highly regarded 'Barnaloft' development which is situated right on Porthmeor Beach.

- NO ONWARD CHAIN
- Uninterrupted sea views
- 2 Bedrooms
- Leasehold
- Beachside Apartment
- Double Balcony
- Utility / wet room
- Council Tax Business Rates

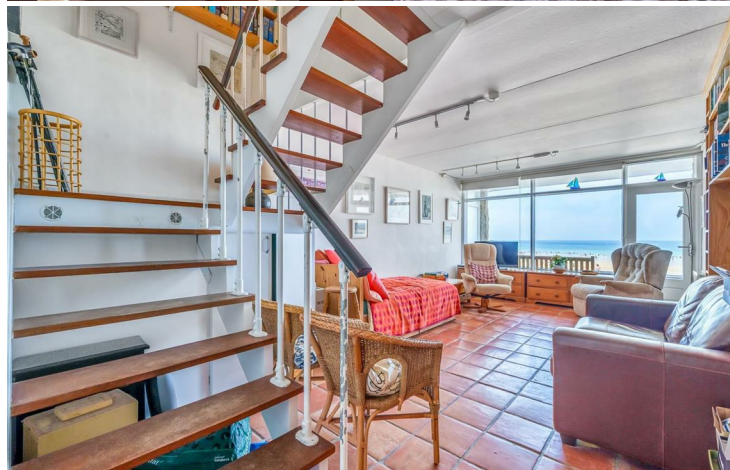
Guide Price £950,000

SITUATION

As close to Porthmeor Beach as possible and in the heart of St Ives old town, The Barnaloft is a superbly positioned 2 bedroom 'retreat' that is perfect as a lock up and leave bolthole or investment property.

Situated on the beach in the highly sought-after Conservation Area of 'Downalong', a short stroll takes you through 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. Porthmeor Beach faces the Atlantic Ocean and is a favourite with surfers. On the opposite side of the harbour is Porthminster Beach, popular with families and home to the award winning Porthminster Beach Cafe.

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 St. Ives with the main London to Penzance line at nearby St. Erth.



THE PROPERTY

A superb opportunity to secure a uniquely double-fronted ground floor apartment positioned directly in front of and overlooking Porthmeor beach, located in the well-known Barnaloft development.

The property is arranged on two floors and comprises Entrance hallway/utility room ideal for coming straight off the beach, an open plan living space with picture windows overlooking Porthmeor beach with full-width balcony, large country style kitchen again enjoying the balcony with uninterrupted views of the beach and coastline.

Stairs from the main living space rise to the first floor offering two double bedrooms, one of which enjoys the stunning far-reaching coast views over the breadth and width of Porthmeor beach with the Island to the East and Man's Head to the West.

Barnaloft enjoys a communal laundry area that can be utilised by residents of Barnaloft and Piazza apartments. A private passage from the laundry room also leads down to the beach.

The Barnaloft development is a highly sought-after arrangement of apartments rarely seen on the market.

SERVICES

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

VIEWING

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

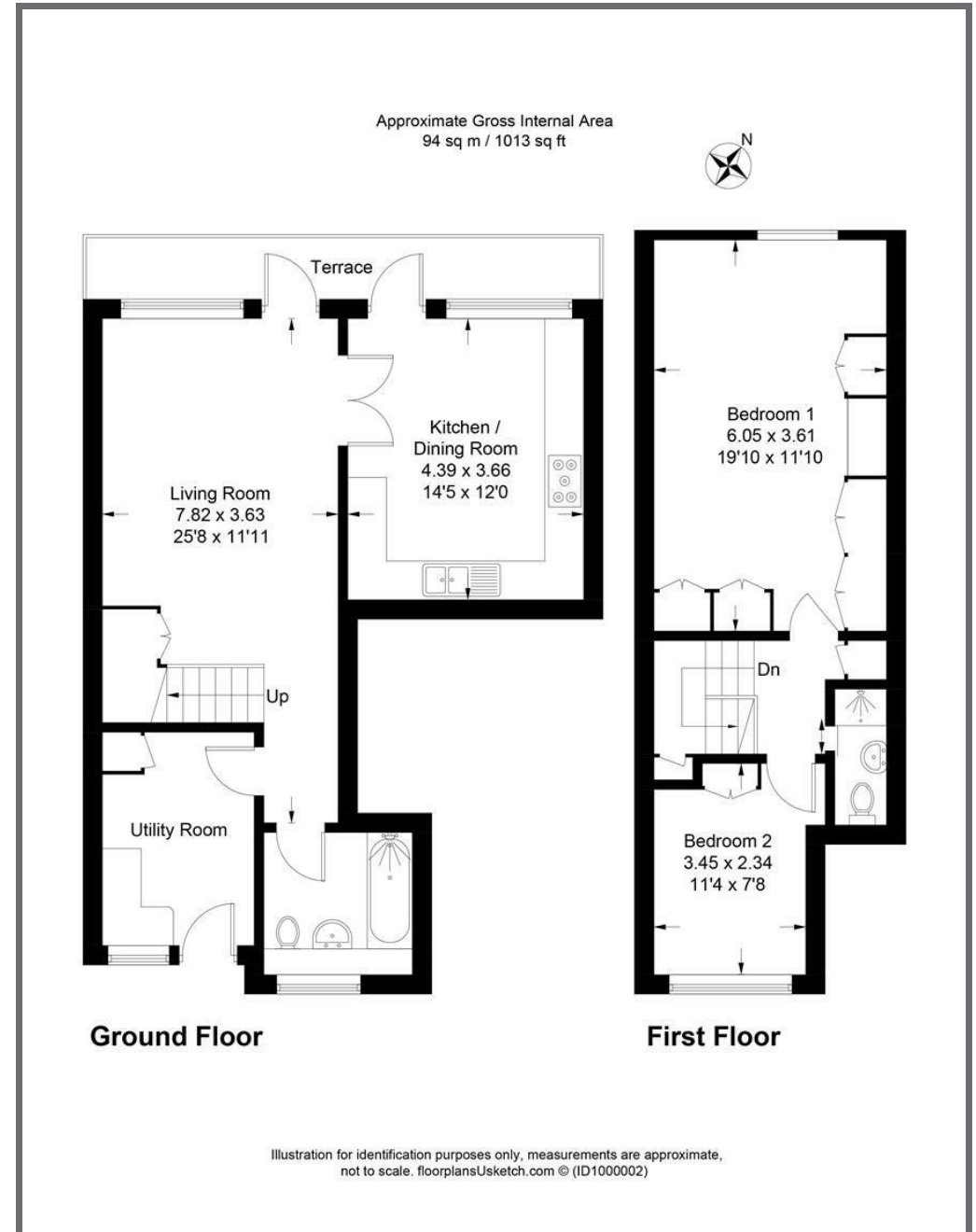
DIRECTIONS

Proceed to the heart of St Ives and ideally park in The Island Car Park. As you leave the car park on foot continue along Porthmeor Road and continue past the beach slipway.

After a short distance you will approach Back Road East, continue until you reach the Barnaloft on your right-hand side.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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