



10, Barnaloft



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St. Ives, Cornwall TR26 1NJ

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

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

- NO ONWARD CHAIN
- Beachside Apartment
- Uninterrupted sea views
- Balcony
- 2 Bedrooms
- Leasehold
- Council Tax - Business Rates

Guide Price £995,000

SITUATION

As close to Porthmeor Beach as possible and in the heart of St. Ives old town, 10 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 fishermans' 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 double-fronted first floor apartment positioned directly in front of and overlooking Porthmeor beach, located in the well-known Barnaloft development.

The property is arranged on one floor and comprises an open plan living space with picture windows overlooking Porthmeor beach with balcony enjoying uninterrupted views of the beach and coastline, modern kitchen, large family bathroom. The main bedroom is situated to the front of the property with the same far-reaching coastal view with bedroom 2 being situated to the rear.

The property is currently used as a successful holiday let.

Barnaloft enjoys a communal laundry area that can be utilised by residents of Barnaloft and Piazza apartments. The apartments also enjoy the privilege of a private passageway down to the beach.

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

SERVICES

Mains Water, Drainage and Electricity
Electric heating

VIEWINGS

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

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 Apartments on your right-hand side.



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			84
(69-80) C		68	
(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	

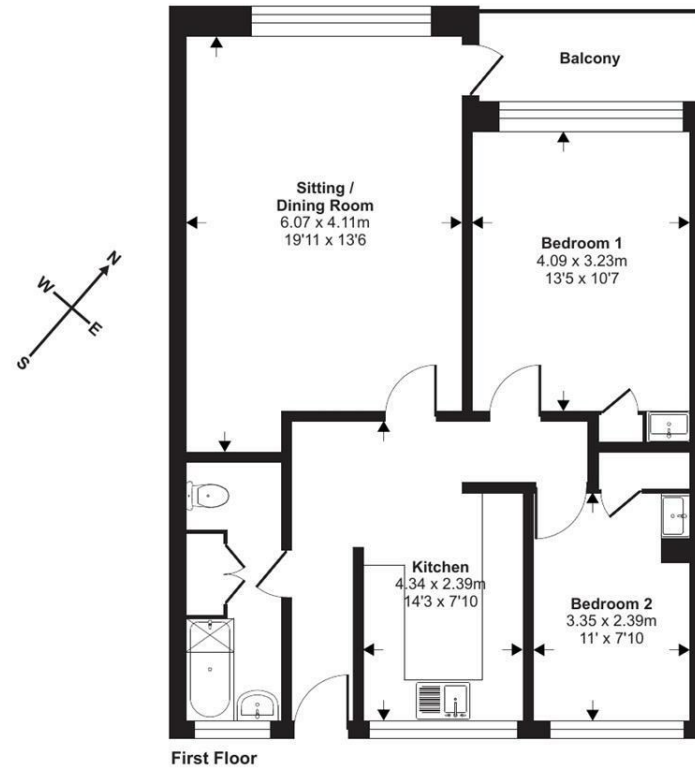
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Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1092584



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