



 **Millerson**
Select

Coasters St. Andrews Street

St. Ives

Offers Over £750,000

COASTERS ST. ANDREWS STREET

St. Ives

- **DETACHED TOWN CENTRE PROPERTY**
- **STUNNING HARBOUR VIEWS**
- **4 BEDROOMS**
- **3 ENSUITES**
- **OPEN PLAN LIVING**
- **LARGE CELLAR**
- **ATTIC ROOM**
- **DOUBLE GLAZED**
- **IDEAL INVESTMENT OR FAMILY HOME**

Nestled in the heart of St. Ives on St. Andrews Street, this detached house offers a perfect blend of comfort and style. With one reception room, four bedrooms, and three bathrooms, this property is ideal for those seeking a spacious and versatile living space.

The stunning views surrounding this home are sure to captivate your heart, providing a picturesque backdrop to everyday life. Whether you're looking for a holiday retreat or a permanent family residence, this property offers the best of both worlds.

Imagine waking up to the gentle sea breeze and the sound of seagulls, or enjoying a cup of tea while admiring the charming streets of St. Ives. With its four bedrooms, there's plenty of space for family and friends to come together and create lasting memories.

Don't miss out on the opportunity to own a piece of paradise in this sought-after location. This detached home is a rare find and promises a lifestyle of comfort, convenience, and beauty. Book a viewing today and step into your dream home in St. Ives.





The Location & Property

Set within the heart of St Ives and only a short walk away from the picturesque harbourside, three award-winning beaches and maze of cobbled streets that offer a wide variety of quality restaurants, café bars and shops. St Ives has fast become one of the UK's foremost holiday destinations. With its eclectic mix of pretty Cornish Cottages the town though it has changed enormously over the years still retains its charm and character. There are three award-winning beaches including the famed surfing beach of Porthmeor where you are also able to find The Tate St Ives. The town offers its own train station linking into the main line at St Erth from where you are able to travel into the home counties and beyond. Newquay airport is only 30 minutes away and offers direct flights into most of the UK's airports along with many European destinations.

The property is believed to have been built in the mid 19th century and was for a number of years a well-renowned tea shop. Now the property offers spacious 4-bedroom living with the benefit of stunning views into the harbour of St Ives and across to Smeatons pier and the arches as well as out to sea. Whilst still offering a wealth of charm and character the property also encompasses modern living. The open-plan living space creates a great family area. There is access from here down into the cellar. Set over the first and second floor are 4 excellent size bedrooms of which 3 offer ensuite facilities. This charming property creates the ideal investment or holiday let or indeed an ideal family home.

Entrance

Stable type front door opening into:

Open Plan Lounge Kitchen Dining Room

24'06 x 12'05 (7.47m x 3.78m)

White washed wooden flooring incorporating the access hatch that leads down into the cellar.

Quadruple aspect windows to the front, rear and either side. Carpeted stairs rising to the first floor landing. Exposed stone worked walls and exposed lintels. Within the kitchen area is a range of base level units and drawers incorporating a fridge with freezer compartment, dishwasher and wine bottle rack. Wooden worksurfaces above incorporating a 1 1/4 stainless steel sink drainer with mixer tap above. Integrated 4 ring hob with oven grill below and a glass splashback and an extractor fan over. Eye level units.

Carpeted Stairs rising to:

Landing

Carpet. Radiator. Storage cupboard. Door leading out to the side of the property where there are granite steps leading down onto St Andrews Street. Doors opening into:

Bedroom

13'03 x 9'02 (4.04m x 2.79m)

laminated flooring. Radiator. Double glazed window to the side aspect offering a view of the Parish church and garden and looking towards the arches at Smeatons pier. Recessed shelving. Wardrobe offering hanging space and shelving. Exposed stone wall. Glazed door accessing:

Ensuite Wet Room

6'00 x 5'00 (1.83m x 1.52m)

Tiled flooring. Wall hung vanity hand wash basin. Dual flush low level W/c. Shower with a separate shower hand attachment. Wall mounted ladder towel rail. Mirror fronted vanity cupboard. Extractor. Full tiled surrounds and splashbacks. Exposed stone wall.

Bedroom

9'07 x 9'03 (2.92m x 2.82m)

Laminated flooring. Radiator. Double glazed window sash window to the side aspect offering a view of the Parish Church and garden and a harbour



glimpse. Cupboard under the stairs housing the gas boiler.
Door into:

Ensuite

5'01 x 3'11 (1.55m x 1.19m)

Tiled flooring. wall hung vanity hand wash basin. Dual flush low level W/c. Shower cubicle with shower above of the mains with sliding glazed doors. Extractor fan. Obscure double glazed window to the rear aspect.

Returning to the landing there are carpeted stairs with handrail to side leading to:

Second Floor Landing

Carpet. Glass blocks set into the wall. Double glazed sash window to the side aspect. Door way accessing into an inner hall with door into:

Bedroom

7'03 x 7'02 (2.21m x 2.18m)

Laminate flooring. Radiator. Double glazed sash window to the side aspect view over the Parish church and garden and out into the harbour and bay beyond.

Master Suite

14'10 x 12'01 (4.52m x 3.68m)

This lovely light and airy room offers laminate flooring. Radiator. Double glazed double aspect sash windows to the front and side aspect offering a stunning harbour view as well as looking out into St Ives bay and the parish church garden and Parch church. Dressing area with open wardrobe space. Storage cupboard. Door into:

Ensuite

5'10 x 5'07 (1.78m x 1.70m)

Tiled flooring wall hung vanity hand wash basin. Dual flush low level W/c. Bath with mixer tap above incorporating a shower hand attachment and a shower above . Full tiled surrounds and splashbacks. Mirror front vanity cupboard. Ladder towel rail .

Within the master suite are ladder style steps leading up into:

Attic Room

13'09 x 12'05 (4.19m x 3.78m)

Carpet. Velux window to the side aspect offering a view of the harbour. Storage cupboards.

Cellar

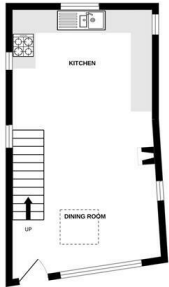
20'10 x 8'02 (6.35m x 2.49m)

Accessed via the hatch door in the living space there are granite steps leading down into the cellar. Creating the ideal storage space there is power and light connected.

BASEMENT
293 sq.ft. (27.2 sq.m.) approx.



GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



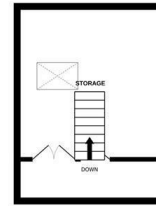
1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



3RD FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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