



The Terrace  
St. Ives  
TR26 2BL

Asking Price £850,000

- Stunning Town House
- Quality Throughout Including Lusso Bathrooms
- Open Plan Living
- 3 Double Bedrooms (Master Ensuite)
- 2 Bathrooms
- Town Centre Location
- Gardens
- Bay and Town Views From The Garden
- Parking
- Viewings Advised



Tenure - Freehold

Council Tax Band - D

Floor Area - 1650.00 sq ft



### Description

This is a fantastic opportunity to purchase a ready to go property to use either as a second home or holiday let earning up to £4500 per week in the high season or as a rental property quoted at £2500 per week

The luxurious Menydh House (sounds like 'men-id' Cornish for hill view) is for sale and was completely renovated in 2021. Currently a successful holiday let this, bright, open plan property is fantastically located in St Ives with easy parking opening into the property's gardens. The property has 3 bedrooms (2 superking 1 double) fitted cupboards, 3 bathrooms (1 ensuite, 1 main bathroom with shower and stand alone bath).

Outdoors, the terraced garden overlooks all of St Ives with views of St Nicholas' Church on the Island at Porthmeor, the Harbour light house and the famous Porthminster Beach Bay. A fitted EV car charger is in garden next to 2 large car park spaces (to fit any 4x4).

A 2 minute walk to local Coop, and less than 5 minutes to Porthminster or the Harbour.

Heated bathroom underfloor, completely remote automated Nest thermostat, boiler and fire safety controls, beautiful gas fireplace, open plan kitchen and dining area and the glossiest red front door in St Ives.

Part of a historical, listed Terrace, this property has the best of it all. Traditional granite Terrace house of Cornwall yet completely renovated new interiors, new double glazed sash windows, traditional cast iron radiators, including new boiler, wiring electrics, Amtico flooring and Wren kitchen with designer Lusso bathroom suites. The house fixtures and fittings come with several guarantees in place for windows, flooring kitchen etc.

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### Property and Location

In recent years St Ives has fast become one of Europe's premier holiday destinations, famed not only for its beautiful beaches and coastal footpaths but also for the maze of narrow cobbled streets packed with quality restaurants, galleries, and café bars. The streets all lead down onto the picturesque harbourside where you can watch the local fishing fleet return with their daily haul and if you're lucky you might get to see the seals or pod of dolphins. The town offers 3 award winning blue flag beaches including the well-known surfing beach at Porthmeor where situated above is The Tate St Ives.

The property was purchased over 5 years ago and has undergone a major renovation programme. The home now offers spacious family living throughout. Real thought has been put into the home with high quality fittings and fitments throughout including Lusso bathrooms. The open plan living space is a real feature of the home and is loosely divided into four areas being the living room, TV area, dining room and kitchen. Downstairs also offers a open study area and separate W/c. The central staircase rising from the living space leads to the open landing area where there is access to the rear and a utility room. There are two double bedrooms and a large family bathroom along with the master suite which offers an en-suite shower room. To the rear of the property is a small area of courtyard with gated access onto Park Avenue along with a garden path. The path leads to steps rising onto the garden area which is loosely split into two areas and offers bench seating. Both areas offer a lovely view across the town and towards The Island and St Nicholas Chapel. From the rear of the garden is gated access onto the parking area which offers parking for two cars along with offering an electric car charging point.

### The Accommodation Comprises

(All dimensions are approximate)

#### Entrance

Front door opening into:

#### Open Plan Lounge / Kitchen / Dining Room

27'3" x 21'7" (8.31m x 6.60m)

This stunning open plan room is loosely divided into four sperate areas that have all been designed with comfort and style in mind. Offering two double glazed sash windows to the front aspect both with window shutters. The living room area offers an area to sit and read a book or newspaper or just relax and offers cast iron radiator. The stone fireplace and surround tasteful fits within keeping of the age of the property and incorporates a gas living flame fire. Beyond the living room is the TV area offering a cast iron radiator. The dining room space has three drop lights above the table and an omental fire recess with slate hearth and recess to either side. Breakfast bar with stone worktop and access through into the kitchen. The kitchen offers high quality fittings and fitments with base level units and drawers incorporating a dishwasher. Offering stone worksurfaces above with an integral Belfast sink with mixer tap above. Integrated Bosch induction hob with oven grill below and extractor over. Glass front display eye level units. Recess for a free-standing fridge freezer. Cast iron radiator. High-level double-glazed picture window to the rear aspect. Opening through into the study area where there are steps leading up into:

#### Internal Hallway

Glass ceiling area providing natural light from the first floor landing. Door opening into:

#### Separate W/C

Close coupled wall mounted W/C with a concealed cistern. Vanity basin with miser tap above. Wall mounted ladder towel rail. Complimentary wall tiling and surrounds. Extractor fan.

Returning to the living space, there are carpeted stairs rising to the first floor landing with handrails to side with spindles below.

#### Landing

A lovely large spacious landing area with a rain sensor Velux window which floods the landing with natural light. Feature glass flooring looking down into the internal hallway below. Rear door opening out onto the courtyard. Doors opening into:

#### Bedroom

11'07 x 9'07 (3.53m x 2.92m )

Double glazed sash window to the front aspect with window shutters. Cast iron radiator. Built in wardrobe offering hanging space and shelving.

#### Master Suite

17'04 11'07 (5.28m 3.53m)

Two double glazed windows with window shutters to the front aspect offering an outlook across the town towards Richmond Place and Bowling Green Terrace. Cast iron radiator. Built in double wardrobes offering hanging space and shelving. with box cupboard above. Door into:

#### En Suite

8'09 x 6'03 (2.67m x 1.91m)

Dual flush close coupled W/C. Oval bowl sink set onto a unit with vanity drawer below and mixer tap above. and vanity shelf and mirror above with integrated light. Walk in shower with full tiled surrounds and splash-backs with a rainfall shower above and a separate shower hand attachment. Extractor fan. Low level LED lighting set into the wall.



**Family Bathroom**

9'02 x 7'08 (2.79m x 2.34m)  
Rain sensor Velux window. Extractor fan. Dual flush close coupled W/C. Oval vanity basin set into a unit with vanity drawer below and mixer tap above and vanity mirror above with integrated light. Stunning feature oval free standing bath with a mixer tap above and a separate shower hand attachment. Ladder towel rail. Walk in shower with rainfall shower above along with a separate shower hand attachment. Within the shower is a tiled seat and recess vanity shelf.

**Bedroom**

Double glazed sash window to the rear aspect. Cast iron radiator. Built in wardrobe offering hanging space and shelving.

**Utility Room**

Base level units with recess for a washing machine and tumble dryer with stone worksurfaces above incorporating a Belfast sink with a swan neck mixer tap above. Extractor fan. Door giving access into the boiler cupboard where the wall mounted gas boiler is found along with the pressurised water cylinder.

To the rear of the landing is a doorway giving access out into the the courtyard where there is gated access leading onto Park Avenue.

**Outside**

The path continues up some steps where to the left is a handy area for storing beach equipment such as surf boards. The steps continue into the garden which has been loosley separated into two areas. Both areas incorporate a lawn garden with fitted benching. From the garden areas are lovely views out onto the bay of St Ives and across to St Nicholas Chapel and the town. There is gated access leading out onto the parking area which provides parking for two cars. Located inside the gate is an EV charging point.

**Viewing**

The property is run as successful holiday let so before traveling to the area please contact us to book your appointment to view to ensure that the property is vacant and access can be gained.

**Furniture**

The furniture within the property is available to purchase via separate negotiations.

**Menydh Cottage**

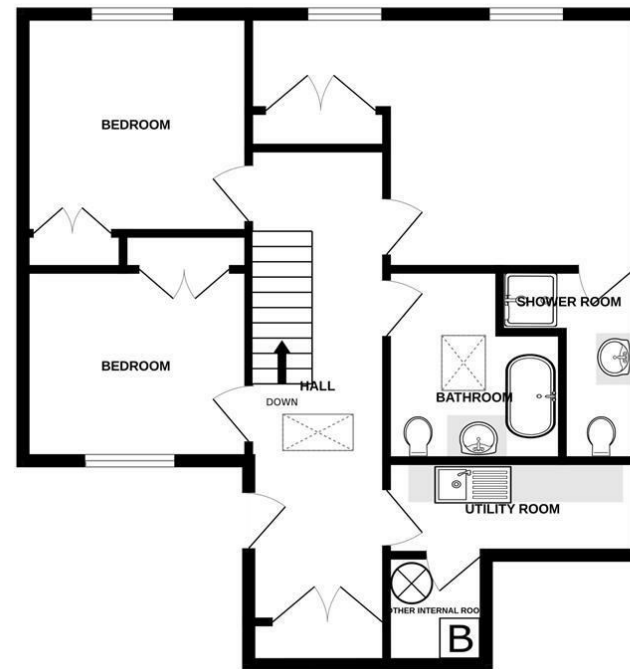
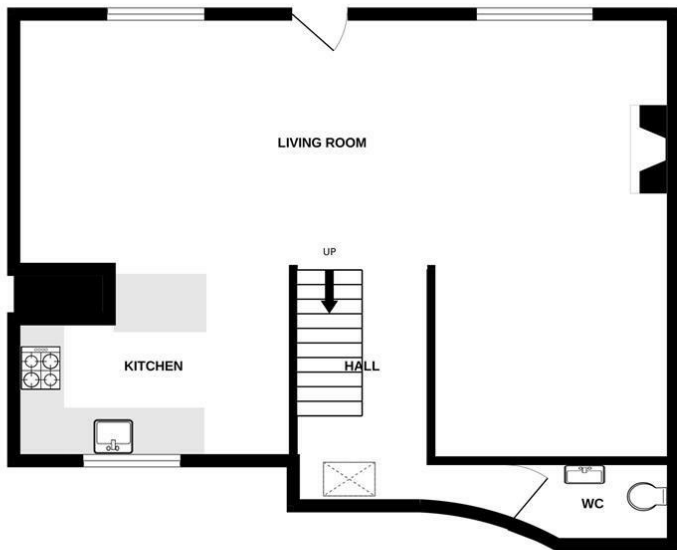
To The rear of the property is a separate cottage which our client also owns and they have stated that the purchaser of the main house will be given first opportunity to purchase the cottage should they be interested.



# Directions To Property

**GROUND FLOOR**  
626 sq.ft. (58.2 sq.m.) approx.

**1ST FLOOR**  
683 sq.ft. (63.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Valuation Request**



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