



# Skidden Gardens

## St. Ives

### TR26 2DX

Asking Price £630,000

- STUNNING TOWN HOUSE
- STUNNING HARBOUR AND BAY VIEWS
  - 4 BEDROOMS
  - 2 EN SUITES
  - FITTED KITCHEN
  - OPEN PLAN LIVING
- LARGE ROOF TERRACE OF MAIN BEDROOM
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1140.97 sq ft



### LOCATION

In recent years St Ives has become one of Europe's premier holiday destinations, famed not only for its beautiful beaches and coastal paths but also for the maze of narrow, cobbled streets packed with restaurants, galleries, cafés and local bars. There are five sandy beaches, including neighbouring Carbis Bay, three of which are award-winning, blue flag beaches and the stunning coastal paths walks. The maze of cobbled streets that offer a wide variety of shops, cafe bars and quality restaurants including the award-winning Porthminster Café, The Loft and The Seafood Café. The cobbled streets all lead down into the picturesque harbour where you are able to watch the local fisherman land their catch or just take in the stunning scenery. St Ives is just 10 minutes from the A30 that connects it to all the major market towns of Cornwall and the cathedral city of Truro. The St Ives Bay Railway Line runs into St Erth meeting the main line and connecting to other Cornish towns and to Plymouth, Reading and London Paddington and to cross-country services to Birmingham, Manchester and Glasgow. Newquay Airport is less than an hour away with routes to UK and Irish airports as well as European destinations.

### ENTRANCE

Double glazed front door opening into:

### RECEPTION HALL

Oak effect flooring. Radiator. Door into:

### LOUNGE DINING ROOM

22' 09 x 12' 11 (6.71m 2.74m x 3.66m 3.35m)

Oak effect flooring throughout. Radiator. Double glazed sash window to the front aspect. Storage cupboard. Staircase rising to the first floor. Decorative fireplace with a tiled hearth and wooden surrounds with inset tiles and fire with dog grate and wooden mantle above. Radiator in the dining area. Exposed stone quoins. Arch way through into.

### KITCHEN

13' 03 x 9' 08 (3.96m 0.91m x 2.74m 2.44m)

Oak effect flooring. Base level units and drawers incorporating a dishwasher, undercounter fridge and undercounter freezer. High polished granite worksurfaces above with an integral Belfast sink with a swan neck mixer tap above and high polished upstand splashbacks. Recces housing a Flavel 6 ring gas cooker with double oven and grill below and extractor above. Eye level units. Double glazed sash window

to the rear aspect. Double glazed stable type door opening out to the rear communal path that leads onto Skidden Hill.

Staircase rising to the first floor landing with handrail and spindles to side.

### LANDING

Carpet. Carpeted stairs rising to the second floor landing. Doors opening into.

### BEDROOM

12' 11 x 9' 10 (3.66m 3.35m x 2.74m 3.05m)

Carpet. Radiator. Double glazed sash window to the rear aspect offering sea glimpses over roof tops.

### BATHROOM

Tiled effect flooring. Pedestal hand wash basin. Twin grip panel bath with shower above of the mixer tap. Dual flush low level W/c. Full tiled surrounds. Wall mounted stainless steel ladder towel rail. Cupboard housing gas combination boiler.

### BEDROOM

12' 09 x 10' 06 (3.66m 2.74m x 3.05m 1.83m)

Carpet. Radiator. Double glazed sash window to the front aspect. Decorative fireplace with a tiled hearth with wooden surrounds and mantle above with tiled insert and fire with dog grate. Door into:

### ENSUITE

Composite flooring. Vanity hand wash basin. Wall hung low level W/c with concealed cistern. Walk in shower with rose head shower above and a separate shower hand attachment. Extractor fan.

From the landing there are carpeted stairs rising to the second floor landing with carpet and doors opening into.

### BEDROOM

12' 09 x 10' 07 (3.66m 2.74m x 3.05m 2.13m)

Carpet. Radiator. Double glazed sash window to the front aspect.

### MASTER BEDROOM

12' 09 x 10' 09 (3.66m 2.74m x 3.05m 2.74m)

Carpet. Radiator. Feature fireplace with a tiled hearth and wooden surrounds and mantle above, tiled inset and fire with dog grate. Double glazed sash window to the rear aspect offering views into the bay and



harbour of St Ives. Double glazed door opening out onto the roof terrace and door into

#### ENSUITE

Composite flooring. Wall hung low level W/c with concealed cistern. Vanity hand wash basin. Walk in shower with electric shower above. Extractor fan. Wall mounted stainless steel ladder towel rail.

#### ROOF TERRACE

11' 08 x 8' 02 (3.35m 2.44m x 2.44m 0.61m)

Offering stainless surrounds with glass inserts below. Offering a stunning view into the bay of St Ives and over towards Smeatons pier and the harbour and across to Godrevy lighthouse and beyond.

#### OUTSIDE

The property is approached via a shared path that leads to the front door. To the side is a sub tropical style garden with lawn and specimen palms. To the front of the house is a patio area that creates an ideal alfresco dining area. To the rear of the property is a communal path that leads out onto Skidden Hill.

#### AGENTS NOTE

The property is run as a successful holiday let with viewings to be held on change over days which is a Friday. Please ensure that your viewing appointment is confirmed before travelling.

#### PHOTOS

Many thanks to Cottage Boutique Holidays for allowing us to use their photos. For details on how to holiday let your property contact Cottage Boutique .

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: House







Skidden Gardens, St. Ives, TR26 2DX

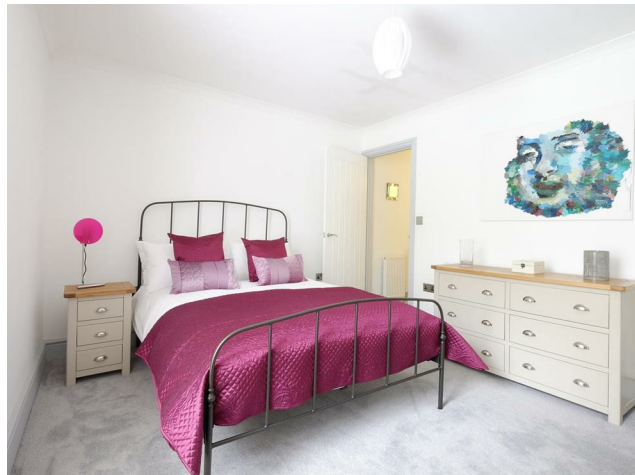


Property construction: Standard form  
Number and types of room: 4 bedrooms, 3 bathrooms, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: Yes  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

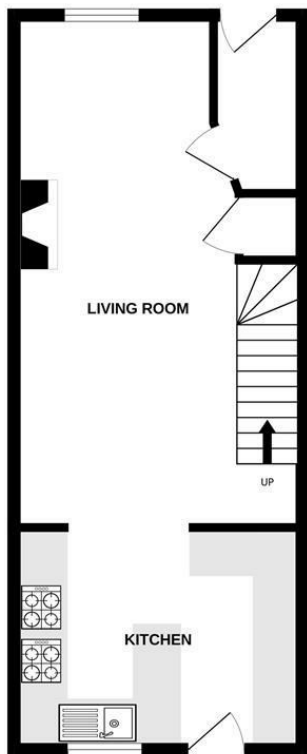


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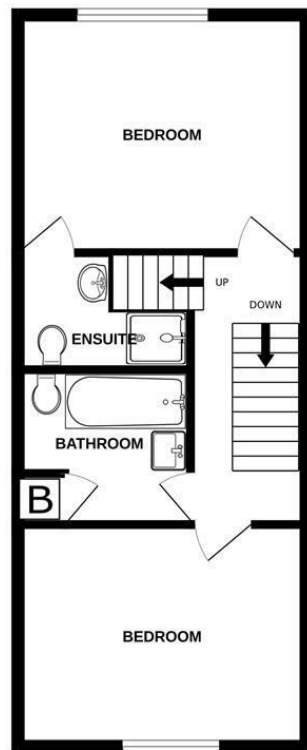
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



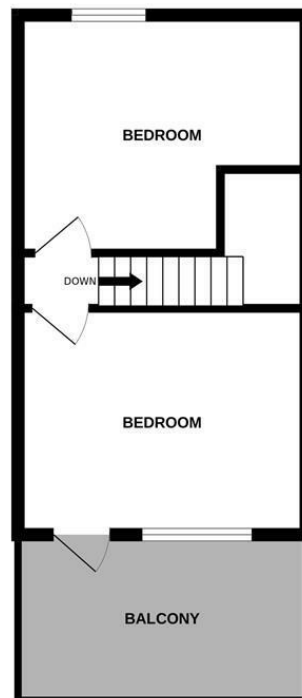
GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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## Directions To Property

From Tregenna Hill proceed down Skidden Hill on your right where the property will be found on your left.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	87
(55-68) D			
(39-54) E			
(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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