

Quay Street

St. Ives

TR26 1PT

Asking Price £1,000,000

- FOUR BEDROOM FOUR STOREY CHARACTER PROPERTY
- CENTRALLY LOCATED WITHIN ST IVES TOWN
- SUPERB SEA AND HARBOUR VIEWS
 - INCOME FROM THE GROUND FLOOR COMMERCIAL PREMISES
 - OFFERED FOR SALE WITH NO ONWARD CHAIN
 - FIRST FLOOR LOUNGE/KITCHEN/DINER
 - A RARE OPPORTUNITY
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1461.00 sq ft



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E52

PROPERTY DESCRIPTION

Pier House offers a superb and rare opportunity to purchase a sizable, four storey, three /four bedroom, end of terrace property situated within a prime location, in the heart of old St Ives.

The property offers stunning views of the Harbour, and nearby beaches, with the added benefit of a commercial premises on the ground floor which is currently tenanted and run as a successful coffee shop.

LOCATION

St Ives is a picturesque seaside town on the north coast of Cornwall, England, celebrated for its golden beaches, clear turquoise waters, and thriving artistic community. Tucked into a sheltered bay, the town winds around a working harbour, where fishing boats bob on the tide and narrow, cobbled streets lead to galleries, shops, and historic pubs.

Known for its exceptional natural light, St Ives has long drawn artists from around the world, earning a reputation as one of the UK's most important creative hubs. The town is home to Tate St Ives, the Barbara Hepworth Museum and Sculpture Garden, and the Leach Pottery, among many other art spaces.

Its six beaches—including Porthmeor, Porthminster, and the Harbour Beach—offer something for everyone, from surfing and paddleboarding to peaceful sunbathing and coastal walks. The South West Coast Path runs through the area, offering breathtaking cliffside views and access to nearby nature reserves and coves.

Despite its small size, St Ives is rich in history, dating back to the medieval period as a fishing village and maritime port. Today, it blends historic charm with contemporary culture, attracting visitors for its food, scenery, creativity, and laid-back coastal lifestyle.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Front door opening into...

RECEPTION HALLWAY

Tiled flooring, carpeted stairs rising to...

FIRST FLOOR LANDING

Storage cupboard, radiator, carpeted stairs to second floor landing. Door opening into...

OPEN PLAN LOUNGE / KITCHEN / DINER

Exposed floor boards.

KITCHEN: Attractively fitted with a range of blue shaker style base and wall mounted units with contrasting granite work surfacing over.

Undercounter twin sink with mixer tap, and carved drainer to the side. Integrated four ring gas hob, stainless steel and glass extractor above,

wooden sash window to the rear and side offering views of the Harbour, eye level integrated double oven and grill.

Plumbing and recess for washing machine, central island unit with granite work surface, integral dishwasher, recess to the side with space for an undercounter fridge.

LOUNGE/DINER: Integrated coal effect gas fire, two wooden sash windows to the front offering delightful views of the Harbour and St Ives Bay.

Fitted dresser offering cupboards with shelving above. Storage cupboard. Understairs storage cupboard housing the gas boiler.

Returning onto the first floor landing there is access into...

SEPARATE W/C

Fitted with a low level w/c with concealed cistern. Vanity hand wash basin, with a tiled splash back, obscured window to the side.

From the first floor landing, carpeted stairs lead up to...

SECOND FLOOR LANDING

Exposed wooden flooring, wooden sash window to the side, offering views into the Harbour.

Open tread staircase rising to the third floor. Doors into...

MASTER BEDROOM

Exposed floor boards, radiator, built in wardrobe, wooden sash window to the front offering delightful into the bay.

Door leading into...

ENSUITE

Low level w/c with concealed cistern, pedestal wash hand basin,

BEDROOM

Exposed floor boards, wooden sash window to the side aspect enjoying views of the bay.

BEDROOM

Exposed floor boards, radiator, wooden sash window to the side enjoying views of the bay.

From the second floor landing, there is a staircase rising up into:

BEDROOM / SITTING ROOM

This room is currently being used as a sitting room, but can be used as a bedroom if required.

Wooden flooring, two radiators. Triple aspect sash windows with two offering some of the finest views of St Ives Harbour and the bay, across to Gwithian and Hayle. Exposed 'A' frame ceiling beams, and useful storage into the eaves.

GROUND FLOOR SHOP PREMISES

Situated on the ground floor of the building is a shop premises, currently



let out and trading as a coffee shop. With a good sized, open plan kitchen area, ample seating space, and large windows to three sides enjoying sea and Harbour views. The rent per month from the shop is £1083.33.

SERVICES

The property is connected to mains electricity, gas, water and drainage. It falls within Council Tax Band C. The property benefits from gas fired central heating and there is a gas fire within the open plan lounge/kitchen diner.

DIRECTIONS

Upon entering St Ives, proceed down Lifeboat Hill onto Wharf Road, continue along this road, passing the Sloop public house on your left and onto The Wharf. Quay street is situated a short distance along this road. Pier House will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: End of terrace house with a commercial premises on the ground floor.

Property construction: Standard undefined construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: None

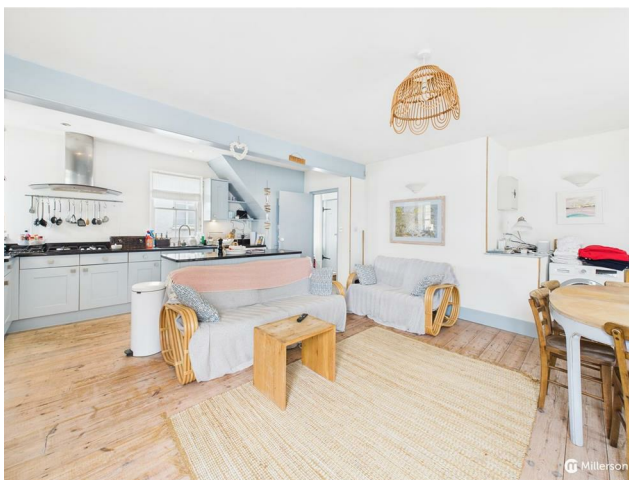
Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No





Quay Street, St. Ives, TR26 1PT

Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: Yes
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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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.





Approximate total area⁽¹⁾

1461 ft²
135.7 m²

Reduced headroom

123 ft²
11.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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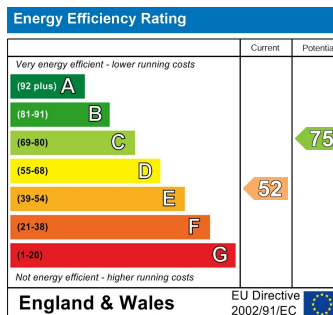
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