



The Wharf
St. Ives

 **Millerson**
Select

Asking Price £1,100,000

THE WHARF

St. Ives

- HARBOUR FRONT LOCATION
- STUNNING UNINTERRUPTED HARBOUR & BAY VIEWS
- 3 BEDROOMS
- 2 ENSUITES & FAMILY BATHROOM
- LARGE KITCHEN DINING ROOM
- LIVING ROOM WITH BALCONY
- SET OVER 4 FLOORS
- SUCCESSFUL HOLIDAY LET
- EXTENSIVELY REFURBISHED IN 2021
- EPC - D57

Located on the harbour front and offering stunning views of the harbour, Pedn Olva Point, Porthminster and beyond to Porthkidney Sands and The Towans. This large home oozes quality throughout. 3 bedrooms (2 en suites and family bathroom). Large kitchen/dining room. Living room with balcony taking in the stunning harbour views. Extensively refurbished to a high standard in 2021. Currently run as a successful holiday let. Viewing highly advised. EPC -D57.





ST IVES

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; the coastal paths provide a treat for walkers and bird-watchers alike. St Ives is just 4 miles away from the A30 which links into all the major market towns and Cathedral city of Truro.

THE PROPERTY

Located on the harbour front and offering stunning, uninterrupted views out across the harbour, Pedn Olva point, Pothminster beach and across to Porthkidney Sands, The Towans and Gwithian. The home is presented to a very high standard following an extensive refurbishment. The accommodation is set over four floors. The newly installed quality, large fitted kitchen/dining room creates a great family or entertaining room and offers unprecedented views into the harbour and beyond. The master suite is stunning, with a large ensuite bathroom with a free standing copper bath where you are able lay back and relax whilst looking across the harbour. The living room is located on the top floor and from the double opening patio doors, access out onto the decked balcony terrace where you are able to take in the full vista of the harbour and bay of St Ives.

ENTRANCE

Oak front door with central smoked glazed Porthole window, opening into:

RECEPTION HALL

Tiled flooring. carpeted stairs with hand rail to side rising to a half landing with doorway opening into a stairwell with carpeted stairs and handrail to side leading down into:

REAR PORCH/UTILITY AREA/BEACH CHANGING AREA

Tiled flooring. Plumbing for washing machine. Stable type door with central smoked glazed Porthole window opening onto the rear lane (perfect entrance/exit for the beach). Wall mounted consumer unit and electric meter. Under stairs storage area.

From the half landing are steps up onto the first floor landing which is carpeted. Carpeted turning stairs to the second floor with an under stairs storage cupboard. Doors opening into:

KITCHEN DINING ROOM

16'3" x 14'11" (4.95 x 4.55)

An 'L' shaped room. Refurbished white washed painted floorboards throughout. Radiator. Base level units and drawers incorporating an under counter freezer, fridge and wine cooler with stone workfaces above with integrated 4 ring AEG induction hob with extractor above. Eye level oven grill and combi microwave Stone upstands and tiled splashbacks. Breakfast bar area incorporating a Belfast style sink with Quooker integrated swan neck mixer tap above. Within the units below is a integrated dishwasher. Sash bay window to the front aspect offering the stunning views into the harbour and across the bay to Porthkidney Sands. Sash window in the dining area offering the stunning views across the harbour and bay.

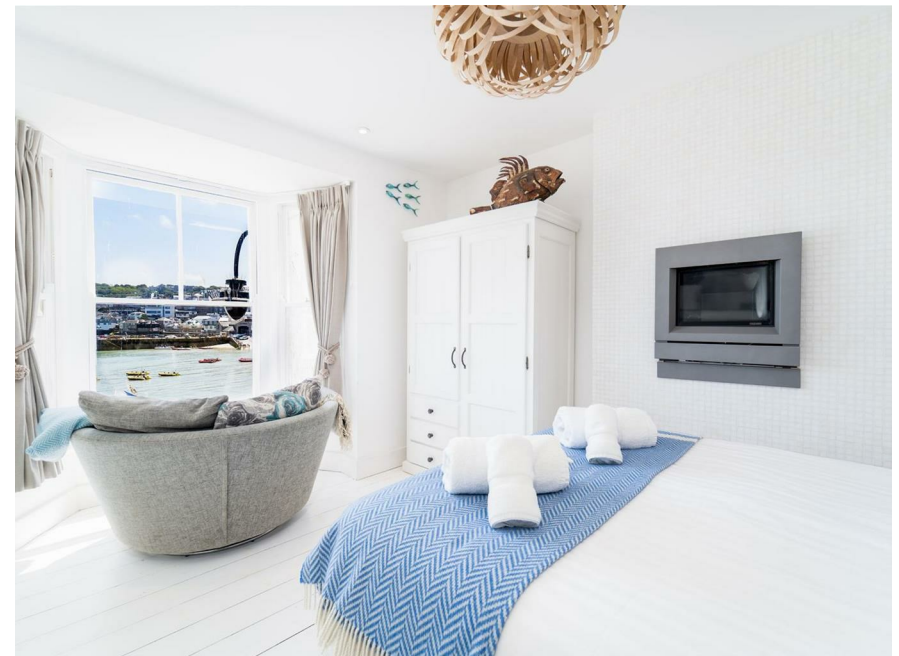
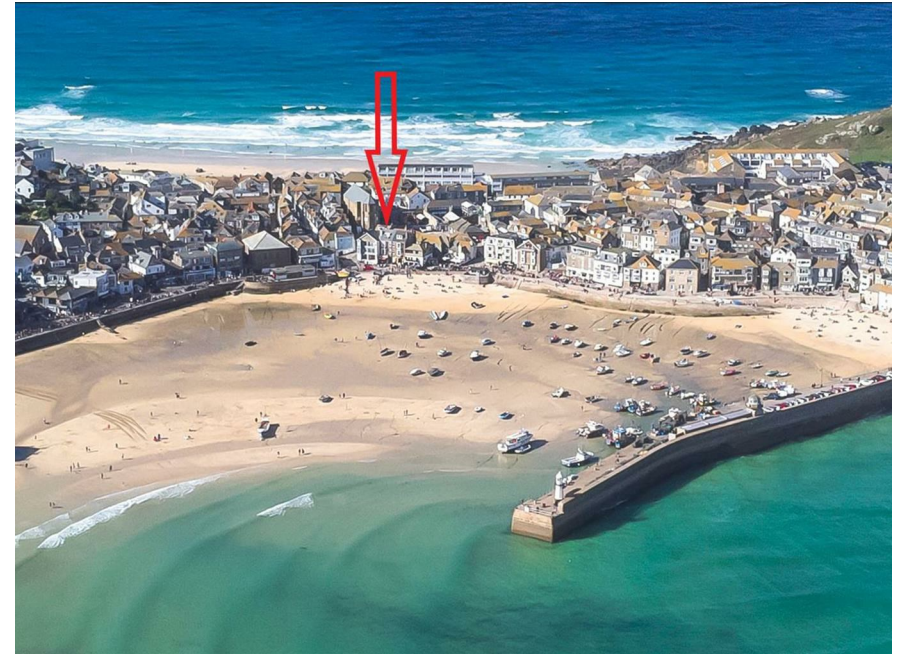
BEDROOM

9'1" x 8'5" (2.77 x 2.57)

Refurbished whitewashed painted floorboards. Radiator. Sash window to the rear aspect. Built in wardrobe with storage cupboard above and central display shelving. Down lights above the bed. Door opening into:

ENSUITE

Refurbished whitewashed painted floorboards. Corner crescent shower with sliding glazed doors



and rainfall shower above of the mains with a sperate shower hand attachment and tiled splashbacks. Dual flush low level W/c. Vanity hand wash basin set onto a slate effect worktop with vanity mirror above. Obscure sash window to the rear aspect. Ladder towel rail. Extractor fan.

From the landing area carpeted turning stairs rising up to:

SECOND FLOOR LANDING

Carpet. Storage cupboard housing the gas boiler and Megaflo hot water cylinder. Landing gives access to....

BEDROOM

10'2" x 8'5" (3.1 x 2.57)

Refurbished whitewashed painted floorboards. Sash window to the rear aspect. Recess display shelving.

FAMILY BATHROOM

Refurbished whitewashed floorboards. Dual flush low level W/c. Pedestal hand wash basin with vanity mirror above. Bath with antique style mixer tap above with a separate shower hand attachment. Shower above of the mains with a glazed screen to the side. Tiled splashbacks Ladder towel rail. Obscure sash window to the front aspect. Extractor fan.

MASTER BEDROOM

14'8" x 10'6" (4.47 x 3.2)

Refurbished white floorboards. Radiator. Bay sash window to the front aspect offering the stunning views across the harbour of St Ives and Smeatons Pier and looking across the bay towards Porthkidney Sands and The Towans. Wall mounted gas fire. Door opening into:

ENSUITE

Refurbished whitewashed painted floorboards. Feature free standing nickel bath. Low level W/c. Pedestal hand wash basin with vanity mirror above. Sash window to the front aspect offering the stunning view across the harbour and bay and towards Porthkidney sands. Extractor fan.

From the landing area are carpeted stairs rising up into:

LIVING ROOM

16'7" x 16'2" (5.05 x 4.93)

Refurbished white painted floorboards throughout. Radiator. Sash window to the rear aspect offering the classic St Ives view over the neighbouring roof tops. Double opening doors leading onto:

BALCONY/SUN TERRACE

5'11" x 5'0" (1.8 x 1.52)

Composite decking. With stainless steel surrounds with glazed inset below. The view from the balcony/terrace is outstanding taking in the full vista of St Ives harbour and across to Pedn Olva point. Porthminster beach and Porthminster point. Porthkidney Sands and across the Towans at Hayle.

COUNCIL TAX

Band D

AGENTS NOTE

The property is run as a very successful holiday let. Viewings can only take place on either changeover or unlet days. Before travelling to the area to view please ensure that you have contacted our office and pre-booked your viewing appointment.

Fixtures and fittings are available by separate negotiation.

LEASE DETAILS

Lease - 999 years from 1st January 2011

No Ground Rent or Service Charge.

Buildings Insurance - £847.76 per annum



Whilst every attempt has been made to ensure the accuracy of the floor plans 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		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT
St Ives Sales Office
01736 798833
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