



Pednolver Terrace
St. Ives
TR26 2EL

Asking Price £525,000

- STUNNING VIEWS
- LARGE APARTMENT
- 2 BEDROOMS
- PARKING
- GAS CENTRAL HEATING
- CLOSE TO TOWN, HARBOUR and BEACHES
- NO CHAIN
- EPC - D65
- VIEWING ADVISED



Tenure - Leasehold

Council Tax Band - B

Floor Area - 645.84 sq ft



The Property & Location

Originally built in 1906 for a sea captain so his loved one was able to see when he was returning home from sea. Set within one of St Ives premier terraces and occupying the entire ground floor this stunning 2 bedroom apartment offers stunning views across the town and bay of St Ives and as far reaching as Trevoise head along with views to the side over the town and towards the sea at Porthmeor. Offering many original features. There is parking for one car to the rear along with a courtyard area. Viewing is advised.

Entrance

Double glazed door opening into:

Reception Hall

Tiled flooring. Exposed stone wall. Doors opening into:

Shower Room

Tiled flooring. Double size shower tray with shower above of the mains. pedestal hand wash basin. Low level W/c. Heated ladder towel rail. Double glazed obscure window to the side aspect. 2 Velux windows. Tiled splashbacks and surrounds.

From the reception hall is a step up to the left and door into:

Kitchen

11'02 x 9'00 (3.40m x 2.74m)

Tiled flooring. Base level units and drawers incorporating a fridge and separate freezer with rolled edge worksurfaces above incorporating a stainless steel sink drainer with mixer tap above. Electric hob with oven grill below and extractor fan above and tiled splashbacks. Recess for a washing machine. Eye level units. Wall mounted gas boiler. Double glazed window to the side aspect offering a view out across the town and towards the sea at Porthmeor and The Island. Door opening into:

Inner Hallway

Wooden flooring. Radiator. Storage cupboard. Doors opening into:

Bedroom

10'08 x 7'08 (3.25m x 2.34m)

Wooden flooring. Double glazed window to the side aspect offering a view across the town and Parish Church and the sea at Porthmeor.

Bedroom

12'08 x 12'05 (3.86m x 3.78m)

Carpet. Radiator. Exposed stone feature wall. Sash window to the side aspect offering a view into the harbour of St Ives and across to The island. Original feature floor to ceiling doors giving access into the living space.

Returning to the inner hall that opens out into:

Living Room

18'02 x 14'02 (5.54m x 4.32m)

Carpet. Radiator. Gas fired stove set into the fireplace within the exposed stone wall with a granite lintel above. Sash bay window to the front aspect offering a stunning view from the harbour and Island across the whole of St Ives bay and towards Godrevy lighthouse and beyond to Trevoise Head. Door opening into:

Communal Reception Porch

Ornate tiled flooring. Front door opening onto the shared pathway leading down onto the front of Pednolver Terrace

Outside

To the rear of the property is a courtyard which the apartment has use of and creates the ideal area for a table and chairs though it must be noted that the middle and top apartment do have access over the courtyard. To the rear of the property is parking for one car and is the nearest space to the property.

Lease Deatils

The property is being sold with a 99 year lease of which 52 years are remaining which is in the process of being extended to 140 years. The ground rent is £100 per annum.

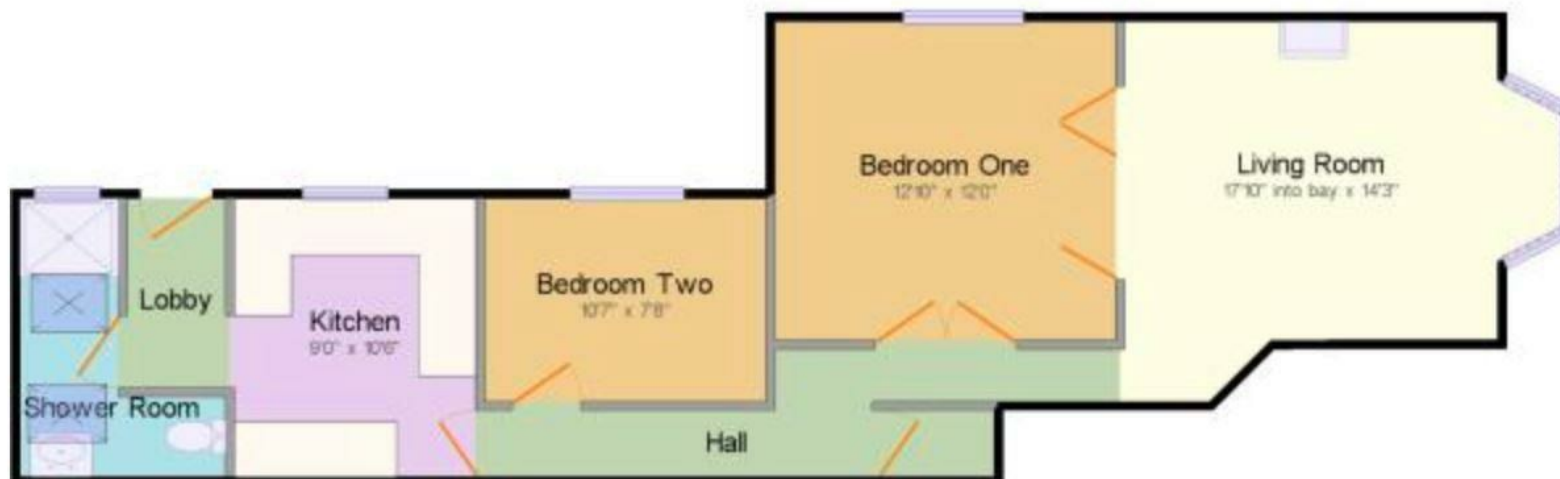


Directions To Property

Contact Us

Millerson Estate Agents
 1 Tregenna Hill
 St Ives
 Cornwall
 TR26 1SE
 E: st.ives@millerson.com
 T: 01736 798833

Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C		65	
(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 