



Trenwith Place

St. Ives

TR26 1QD

Asking Price £425,000

- Town Location
- 5 bedrooms
- 2 Reception Rooms
- Enclosed garden
- Bay & harbour Views
- Double Glazed
- In need of Some Updating
- Close to Harbour & Beaches
- EPC - E46
- Viewing Advised



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1108.68 sq ft



### The Location & Property

St Ives has fast become one of the UK's foremost holiday destinations. Offering three award winning golden sandy beaches and a picturesque harbourside along with a maze of cobbled streets that offer a wide variety of quality restaurants and café bars. The property is located only a short walk away from the centre of town, the harbour and beaches. Set within a quiet traffic free area the home offers spacious family living set over three floors. To the front of the home is a raised paved terrace whilst to the rear is an enclosed garden set over three terraces. Internally the home is in need of some cosmetic updating. There are two reception rooms and a kitchen breakfast room. Set over the first and second floor levels are 5 bedrooms. From the front bedroom on the second floor is a lovely view into the harbour and out into the bay. A viewing is advised of this lovely sized family home.

### Entrance

Steps leading up from Trenwith place leading to the front door which opens into:

### Reception Porch

Laminate flooring. Obscure glazed door opening into:

### Reception Hall

Carpet. Radiator. Carpeted stairs rising to the first floor landing offering an under stairs storage cupboard. Doors to:

### Living Room

12'00 x 1201 (into bay) (3.66m x 366.06m (into bay))  
Carpet. Radiator. Double glazed bay window to the front aspect. Slate tiled fireplace, hearth and mantle with a fire inset. Shelving to the the side.

### Dining Room

12'01 x 9'03 (3.68m x 2.82m)  
Carpet. Radiator. Double glazed window to the rear aspect. Fireplace with wooden surrounds and mantle

### Shower Room & W/c

6'04 x 2'08 (1.93m x 0.81m)  
Wooden flooring. Low level W/c. Shower cubicle with electric shower above. Tiled splashbacks and surrounds. Extractor fan.

### Kitchen Breakfast Room

14'02 max x 10'08 max (irregular shape) (4.32m max x 3.25m max (irregular shape))  
Vinyl flooring. Fireplace with a slate hearth and fire inset with a back boiler heating the central heating and hot water.. Storage cupboards to side and above. Base level units and drawers offering rolled edge worksurfaces above incorporating a stainless steel sink drainer with tiled splashbacks. Eye level units with an integrated extractor fan above the space and gas point for a cooker. Sky light. Double glazed window looking into the rear courtyard. Double glazed door opening into the rear courtyard.

Returning to the reception hall are carpeted stairs rising to the first floor half landing with steps to the right leading into:

### Bathroom

7'11 x 6'06 (2.41m x 1.98m)  
Wooden flooring. Vanity hand wash basin set into a unit with tiled splashback. Low level W/c. Twin gripped panel bath with tiled splashbacks and surrounds. Cupboard housing a lagged tank. Double glazed stainglass window to the side aspect. Radiator.

### Separate W/c

Wooden flooring. Low level W/c. Obscure double glazed window to the side aspect.

From the half landing are steps to the left leading up to:

### Upper landing

Carpet. carpeted turning stairs rising to the second floor level with an under stairs storage cupboard. Doors opening into:

### Bedroom

10 x 9'05 (3.05m x 2.87m)  
Carpet. Radiator. Double glazed window to the rear aspect. vanity basin set into a unit with shelving below.

### Bedroom

15'02 (into bay) x 8'11 (4.62m (into bay) x 2.72m)  
Carpet. Radiator. Double glazed bay window to the front aspect offering sea glimpses towards Gwithian

### Bedroom

9'04 x 6'06 (2.84m x 1.98m)  
Carpet. Double glazed window to the front aspect.



From the upper landing are carpeted stairs rising to:

### 2nd Floor Landing

Carpet. Storage into the eaves. Velux window to the front aspect. Cupboard housing a lagged hot water cylinder. Doors opening into:

### Bedroom

10'10 x 9'07 (3.30m x 2.92m)

Carpet. Radiator. Vanity basin set into a unit with drawers below. Double glazed window to the front aspect offering views over the Parish church and out into the bay and across to the Island. Fitted wardrobe offering hanging space and shelving.

### Bedroom

10'10 x 9'06 (3.30m x 2.90m)

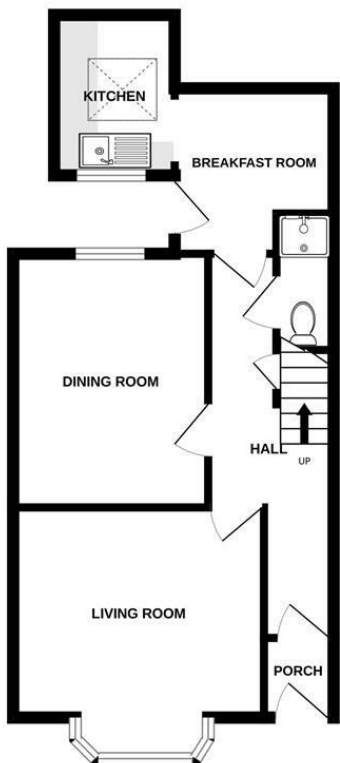
Carpet. Radiator. Double glazed window to the rear aspect overlooking the rear garden. Vanity basin set into a unit with drawers below. Fitted wardrobe offering hanging space and shelving.

### Outside

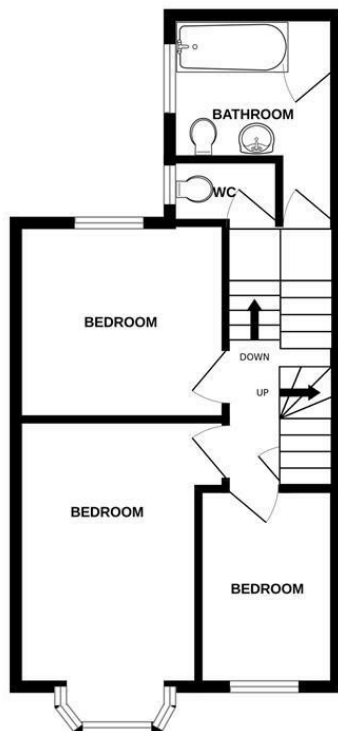
To the front of the property is a raised paved sun terrace. The rear garden is accessed via the double glazed door in the kitchen breakfast room. Offering a small courtyard area and steps leading up to the garden. The rear garden is set over three terraces with the lower level being laid to lawn and incorporates a fishpond and greenhouse area. Steps lead up to a patio garden creating the ideal sunbathing or seating area. From here are steps leading up to the top terrace where there is a garden shed. The garden is enclosed.



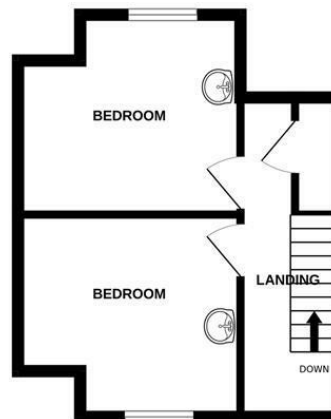
GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

### Contact Us

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

### Valuation Request

