

# Tregarthen, St. Ives, Cornwall

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A lovely, detached house, situated in the heart of this vibrant Cornish beachside town, with **superb views**, garage and wrap around garden.

**Summary of accommodation**

**Entrance level**

Entrance hall | Cloakroom | Kitchen/dining room | Sitting room | Full width balcony

**Lower ground floor**

Hallway | Main bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Further double bedroom | Shower room | Utility room

**Outside**

Garage | Walled gardens | Summer house | Studio with bedroom and shower room

Gross Internal floor Area 1,593 sq ft (148 sq m)

**Distances**

The harbour, the town centre, and the beaches at Porthmeor, Porthgidden and Porthminster all within a short walk

Penzance 9 miles, Truro 22 miles, Cornwall Airport 40 miles

(All distances and times are approximate)



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## The location

St Ives is one of Cornwall's prettiest harbour towns, with quaint narrow streets and traditional cottages, a vibrant quayside and fishing harbour, and fabulous sandy beaches. Previously voted best family holiday destination by Coast magazine and one of TripAdvisor's top 10 European beaches, St Ives is an historic town, and now a famous art scene, hosting The Tate, The Barbara Hepworth Museum and The Sculpture Garden, to name but a few.

This bustling and thriving community offers a varied and wonderful selection of both high street and independent shops, great pubs, cafés, and restaurants. It goes without saying that the local scenery is stunning and offers an abundance of glorious coastal walks and outdoor activities, including surfing, paddle boarding, tennis, and golf. It is little wonder that St Ives is often described as the jewel in Cornwall's crown.

Tregarthen is well placed, being only two streets back from the harbour and beaches, and about 350 yards to the town centre.

About half a mile from the house, is the train station which provides regular connections to St Erths (10 minutes) for the London bound train to Paddington.

## The property

Tregarthen is a lovely, detached, well-loved family home, which has been in the same family for over 30 years. It's tucked away in a very special setting with gated access through a high-level traditional stone wall, which offers a wonderful sense of privacy and seclusion.

The entrance level, although accessed from the front gardens, is the upper floor of the house, with stairs then descending to the lower ground floor and bedrooms. At entrance level, there is a welcoming entrance hall, which in turn leads to both the living room and kitchen/dining room. The kitchen is well fitted with a double oven, gas hob, dishwasher, double sink and fridge. There is ample room for a dining table and a large sliding door leads to the balcony, which runs the full length of the house.



The balcony is also accessed from the well proportioned living room which offers sea views and features a coal effect gas fire (not currently functioning) set in an attractive fireplace.

The views from both the kitchen and the living room are glorious. Also on this floor is a cloakroom.

Stairs descend from the entrance hall to the lower ground floor, which comprises three double bedrooms, two with en suite bathrooms, and a further family shower room. There is also a utility room on this level (with space for a washing machine and a tumble dryer) and a door leading to the garden.

## Gardens

The gardens are a wonderful feature of Tregarthen, being largely level and laid to lawn. There is a beautifully presented and well-established garden to the front, enclosed with stone walling and offering a high-level of privacy. A stone path leads to the front door, which is approached up 6 steps. The rear garden is secluded and offers wonderful views. There is a summerhouse, shed, outside shower and studio with bedroom and shower room. There is a separate seating area outside the studio room, perfect for al fresco dining.



## Services

Gas central heating, mains water, drainage, and electricity.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TR26 1JJ)

On foot, from the Lifeboat Station in the corner of the harbour, follow the cobbled lane which in turn becomes Lifeboat Hill. Follow the road around to the right into Back Street and this turns into Barnoon Hill. Tregarthen will be found further up the steps on the right-hand side. The garage to Tregarthen is at the end of Tregarthen's stone wall, at the top of the steps.

**What3words:** ever.cage.skies

## Property information

**Tenure:** Freehold

**Local Authority:** Cornwall Council

**Council Tax:** Band E

**EPC Rating:** D

**Guide Price:** £1,500,000

## Approximate Gross Internal Floor Area 1,593 sq ft (148 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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