

# Porthminster Watch, St Ives, Cornwall

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A contemporary **home of exceptional quality** in one of the country's most sought-after coastal locations.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Boot room | Family room | Utility room | Cloakroom | Wine store | Lift to bedroom and kitchen floors  
Integral double garage with utility room and plant room

**First Floor:** Three bedrooms with en suite shower rooms | Gym

**Second Floor:** Open plan kitchen/dining/sitting room with balcony | Principal bedroom with en suite shower room | Family bathroom

**Second Floor:** Sitting room with balcony

**Outside:** Swimming pool and hot tub | Outdoor kitchen and entertaining area | Extensive parking | Surf store and shower room

### Distances

Porthminster Beach 0.3 miles, Carbis Bay Beach 0.7 miles, St Ives Harbour 0.8 miles  
(All distances are approximate)



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## Situation

Porthminster Watch is situated a short walk from the centre of the picturesque harbour town of St Ives, one of the country's most sought-after coastal destinations. Porthminster Watch is perfectly placed for those who wish to take advantage of the vibrant waterfront lifestyle on offer in St Ives, whilst also being tucked away from the hustle and bustle for peace and quiet.

St Ives offers an array of amenities including a number of art galleries, including the renowned Tate St Ives. The harbour front, has a number of boutique shops, seafood restaurants and cosy pubs.

Surrounding St Ives are some of Cornwall's finest beaches. The golden sands of Porthminster Beach and Carbis Bay are within a short walk of Porthminster Watch.

## The property

From its elevated position, Porthminster Watch offers outstanding views over one of the most beautiful stretches of the Cornish coast. Clear views over the bay and towards St Ives Harbour provide an ever-changing seascape, from the gentle morning tide to sunsets over the horizon and endless star gazing.

Spanning over 5,000 square feet, the house has been built to an exceptional standard by renowned local developer Parc Owles Design. Meticulous design and craftsmanship are noticeable throughout, as well as thoughtful details. The house has clearly been built to take advantage of its exceptional position as well as with practical modern living in mind, seamlessly blending modern aesthetics with timeless design.

Immediately noticeable upon arrival is the extent of the private parking, which is rarely found in St Ives. Behind the electric gates is a large parking and turning area with room for more cars on the spaces outside the gates.

A thoughtful inclusion, a door from this area opens into a dedicated shower room, perfectly envisioned for rinsing off after beach adventures, complete with hanging spaces for wetsuits and surfboard, cementing the property's waterfront lifestyle credentials.



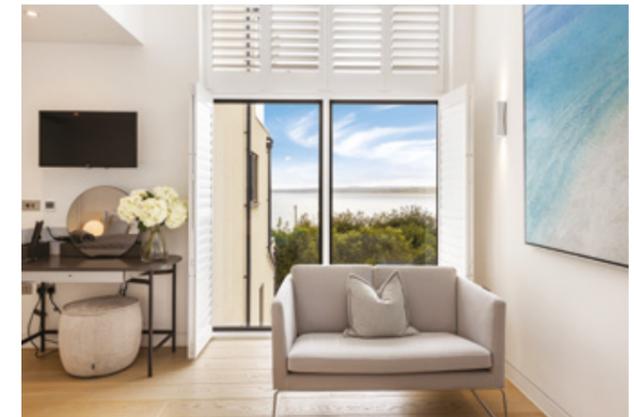


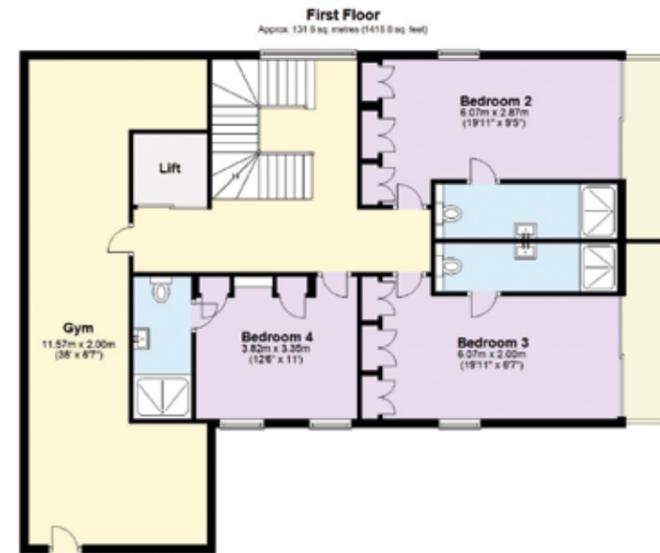
As you step through the striking floor-to-ceiling single-pane glass front door, you're welcomed into a spacious entrance hall. To the left is a versatile family room, games room, or even cinema room. Behind the family room, the extensive wine store provides a touch of sophistication for those refined evenings.

The inbuilt lift ensures bedroom and kitchen floors are easily accessible. The entrance hall also provides direct access to a spacious double garage, accompanied by a practical utility room.

Ascending to the first floor, one is greeted by three elegantly appointed bedrooms, each complemented with their own ensuite facilities and two of which have private balconies. A fitness haven, in the form of a gym, seamlessly connects with the outdoor garden space. The gym could be converted into an additional en suite bedroom if required.

The journey continues upwards to the second floor, where the heart of the home is revealed: an open-plan kitchen, dining, and sitting area that effortlessly frames the Cornish coastal views. Floor-to-ceiling sliding doors usher in the sea breeze and open onto a balcony, offering an unrivalled platform to absorb the surroundings.



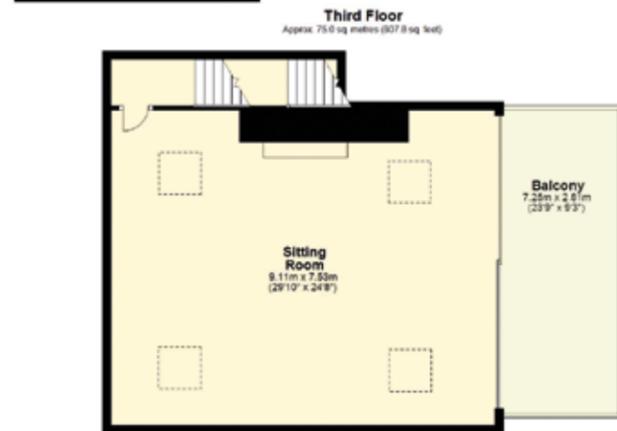


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



The principal bedroom suite is also on this level, with an en suite shower room, with the added luxury of direct access to the swimming pool area.

The pinnacle of Porthminster Watch lies on its third floor, where a grand sitting room with a soaring double-height ceiling beckons. Sliding doors reveal another balcony, where the some of the finest views can be enjoyed.



**Approximate Gross Internal Floor Area**  
491.4 sq m (5289 sq ft)

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.



## Gardens and grounds

Outdoors, the private swimming pool awaits, and the hot tub stands ready for evening relaxation. Both are neatly tucked away to the rear of the house, ensuring optimum privacy. For summer gatherings, the modern outdoor kitchen provides ample space for entertaining along with the decked terrace with views over the coastline.

## Services

Mains electricity, water and drainage. Air conditioning in the gym.

## Property information

**Tenure:** Freehold

**Local Authority:** Cornwall Council

**Council Tax:** Band G

**EPC Rating:** C



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 September 2023. Photographs and videos dated September 2023.

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