

6 HELLESVEAN CLOSE

St. Ives, TR26 2HQ

Price: £550,000



Beautifully presented and deceptively spacious five-bedroom semi-detached home offering highly versatile accommodation, including two ground floor bedrooms and a detached annexe ideal lateral or possible multi-generational living. Featuring a large kitchen / diner, utility room, wraparound gardens, ample parking and fun separate bar room all conveniently located with easy reach of the town centre, schools and local amenities.





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LOCATION

Tucked away at the end of a highly regarded and peaceful cul-de-sac, this property enjoys an enviable position just a short stroll from the vibrant heart of St Ives. Offering the perfect balance of tranquillity and convenience, the location is ideal for families, retirees, and anyone looking to enjoy the unique coastal lifestyle this iconic Cornish town has to offer. St Ives is one of Cornwall's most sought-after seaside towns, celebrated for its stunning beaches, picturesque harbour, and thriving arts scene. The town is home to an excellent selection of independent boutiques, galleries, cafés, and award-winning restaurants, creating a lively yet relaxed atmosphere throughout the year. Renowned for its beautiful coastline, residents can enjoy easy access to golden sandy beaches including Porthminster, Porthmeor, and Carbis Bay, all perfect for swimming, paddleboarding, and coastal walks. The area is also famous for the Tate St Ives and the Barbara Hepworth Museum, reflecting the town's long-standing appeal to artists and creatives. For

families, the property is conveniently close to well-regarded local schools, everyday amenities, and transport links, including the scenic branch line connecting St Ives to nearby St Erth and the wider rail network. Combining breathtaking coastal scenery, a rich cultural heritage, and an exceptional quality of life, St Ives offers a truly special place to call home.

PROPERTY

Beautifully presented and deceptively spacious, this impressive five-bedroom semi-detached home offers versatile accommodation ideal for modern family living. The property features two generously sized bedrooms on the ground floor, making it perfect for those seeking the option of lateral living, guest accommodation, or a home office setup. Upstairs, there are three further well-proportioned bedrooms, served by a contemporary shower room, while the ground floor also benefits from a family bathroom. At the heart of the home is a superb large kitchen/dining room, providing an excellent space for

everyday family life and entertaining. Additional practical features include a separate utility room, gas central heating, lovely cozy lounge and double glazing throughout. Externally, the property enjoys beautifully maintained wraparound gardens, ample off-road parking, and two standout additions: a detached studio annexe offering excellent potential for a home office, guest suite, or creative space, and a separate bar room, ideal for entertaining friends and family. Conveniently located close to the town centre and well-regarded local schools, this unique and flexible home offers an exceptional opportunity for growing families or those seeking multi-generational living.

ACCOMMODATION

ENTRANCE VESTIBULE

LIVING ROOM

Great light room with large double glazed window to the front, fireplace with electric cast log burner effect fire inset, ample power points, stairs to the first floor, two radiators, door to

BEDROOM

Double glazed window to the front, radiator, power points. - Good sized double

BEDROOM / OFFICE

Double glazed window to the rear, built in cupboard housing the gas boiler, power points, radiator

SHOWER ROOM

Upgraded shower room with porcelain wood effect tiled floor and walls, close coupled WC, large bath with mans connected shower over, heated towel rail, frosted window to the rear, wash

hand basin and WC with Victorian style high level cistern and pull flush

KITCHEN / DINER

Large light filled kitchen / diner with double glazed doors opening out to the rear garden. Extensive range of eye and base level units with ample worktop surface over win wood. Large 5 range style oven and hob. Space for dishwasher and space for fridge / freezer, double stainless steel sink unit, radiator, ceiling spot, small breakfast bar, ample power points

UTILITY ROOM

Window to the front and door to the side, plumbing for washing machine and space for dryer, radiator, power points

FIRST FLOOR LANDING

BEDROOM

Dormer window to the rear, radiator, Velux window, part pitched ceiling, power points, radiator

BEDROOM

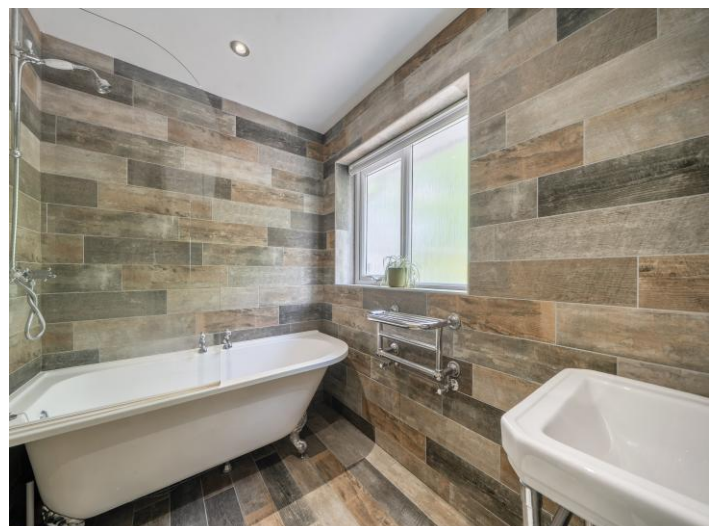
Dormer to the rear, built in cupboard housing hanging space and shelving, radiator, part pitched ceiling, radiator

BEDROOM

Dormer window to the front, power points, radiator, Velux window

SHOWER ROOM

Fully tiled with porcelain wood effect tiling, double glazed window to the front, close coupled WC, walk in shower cubicle with electric shower inset, heated towel rail, sink unit with storage under





THE ANNEXE

A superb addition to the property. This can be utilised as additional accommodation to the main home, used as separate letting unit or equally its a great space as an office / studio. Accommodation comprises the following

LIVING ROOM

Great size open plan studio style living room offering space for sofa, TV and bed area. There is a fitted kitchenette with stainless steel sink unit, worktop surface, space for undercounter fridge, window to the side.

SHOWER ROOM

Walk in shower cubicle with electric shower inset, wash hand basin, close coupled WC

OUTSIDE

There is a driveway that holds parking for 2/3 vehicles. The front is laid to patio for low maintenance and is bordered by mature hedging. Its a lovely private space to sit and utilise. The side gives access to the rear garden and also to the annexe. The rear is again low maintenance with patio area and gravelled areas with a gate access out to the rear and into the church gardens. A detached timber shed doubles up as great size and fun bar with electric connected

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: D EPC rating: C ## The building Semi-detached house, non-standard construction (Flat roof in part.) Accessibility adaptations: Level access shower and Lateral living ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 great, Vodafone great, Three good, EE good Parking: Driveway ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order.



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Approximate Area = 1504 sq ft / 139.7 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Annexe = 282 sq ft / 26.1 sq m

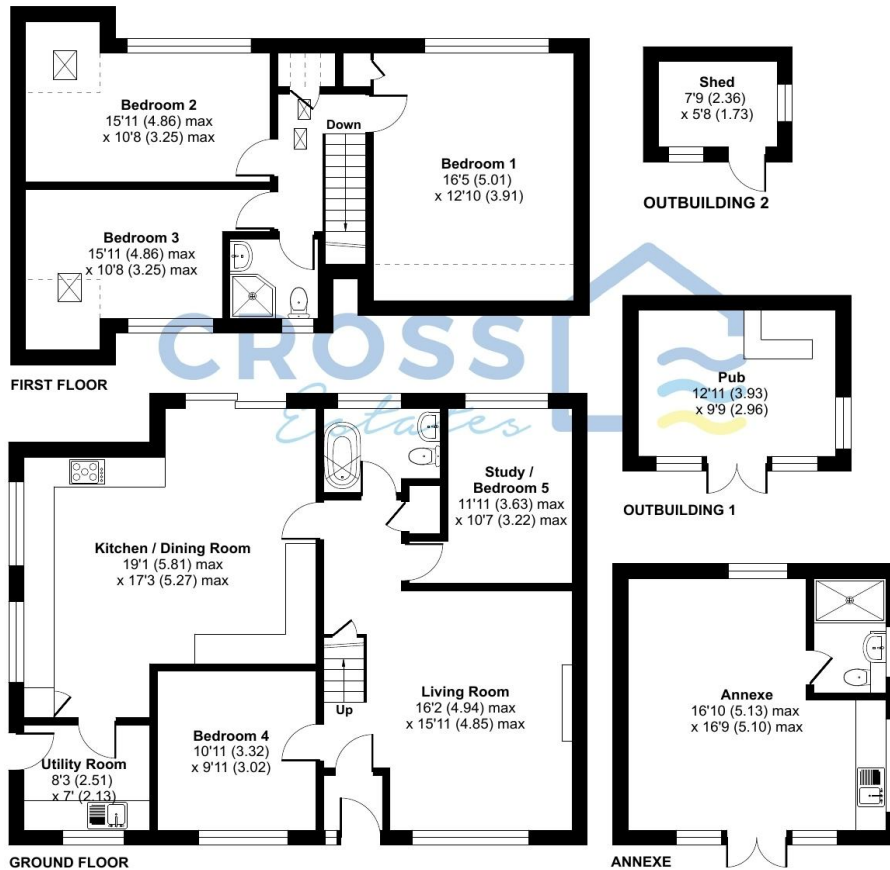
Outbuildings = 169 sq ft / 15.7 sq m

Total = 2048 sq ft / 190.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon2026. Produced for Cross Estates Limited. REF: 1453672

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