

6 TREGENNA TERRACE

St. Ives, TR26 2DL

Price: £925,000



BEAUTIFUL HOME WITH HUGE INCOME POTENTIAL A beautifully maintained and highly versatile terraced property set within the heart of St Ives. Currently arranged as two stylish one-bedroom ground floor apartments and a spacious two/three bedroom upper apartment. Offering superb sea and harbour views, landscaped gardens with multiple seating areas including a large raised decked terrace and rare off-road parking for three vehicles. A proven and successful holiday let business with excellent flexibility to continue or convert (subject to permissions).





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DESCRIPTION

Located in the highly sought-after coastal town of St Ives, this superbly presented and versatile period terraced home offers a rare opportunity to acquire a property of both style and flexibility. Currently arranged as two beautifully finished one-bedroom ground floor apartments and a stylish two/three-bedroom upper apartment, the accommodation provides an exceptional degree of versatility. Having operated successfully for many years as a live-in holiday let business, the property presents an ideal opportunity to continue this proven venture, or alternatively, it offers great scope for conversion back into a spacious family home (subject to the necessary consents). The interiors have been thoughtfully designed and maintained to a high standard, showcasing a blend of character features and contemporary finishes. To the rear, a superb landscaped garden provides multiple seating areas, including a large raised decked terrace – the perfect spot to enjoy breathtaking sea views. Additional benefits include off-road parking for three vehicles, a rare advantage in this prime location, as well as spectacular views over the sea and St Ives harbour. This outstanding property combines elegance, flexibility, and income potential in one of Cornwall's most desirable coastal settings.

ENTRANCE HALLWAY

With separate doors to the two ground floor apartments and door to the upper floor apartment. Ornate decorative arch, tiled flooring, power points,

APARTMENT ONE

KITCHEN / LIVING ROOM 11' 6" x 14' 2" (3.51m x 4.33m)

Sash window to the front with window seat and window shutters, oak flooring, vertical radiator, granite built fireplace with recess, recess to one side with shelving and cupboard under, kitchen comprises range of eye and base level units with granite worktop surfaces over, 2 ring electric hob with electric oven under and stainless steel extractor hood and fan over, inset stainless steel sink unit and mixer taps over, fitted fridge with freezer box, integrated slimline dishwasher, under counter lighting, power points, door to

BEDROOM 9' 2" x 8' 8" (2.8m x 2.63m)

Oak flooring, vertical radiator, window to the rear courtyard, recess, power points, step into small hallway with double glazed fire escape door to the rear courtyard, built in wardrobe space

SHOWER ROOM

Beautifully appointed with large walk in shower cubicle , fully tiled offering mains connected shower with rainfall and detachable heads, wall mounted ceramic wash hand basin with storage under and fitted light mirror above, close coupled WC. stainless steel heated towel rail, extractor fan

APARTMENT TWO

KITCHEN / LIVING ROOM 11' 3" x 15' 0" (3.42m x 4.56m)

Multi pane sash window to the front with window seat and shutters, oak flooring, vertical radiator, granite fireplace with recess, power points. Kitchen comprises an excellent range of eye and base level units with granite worktop surfaces over, 2 ring electric hob with electric oven under and stainless steel hood and fan over, integrated slimline dishwasher and fridge with freezer box, inset stainless steel sink unit, small built in recess with washing machine inset, door to

BEDROOM 11' 4" x 8' 1" (3.45m x 2.46m)

Oak flooring, power points, built in wardrobe, door opening out to the rear courtyard, vertical radiator, door to

SHOWER ROOM

Large walk in shower cubicle, fully tiled with mains connected shower inset offering rainfall and detachable head, wall mounted ceramic wash hand basin with storage under and tiled splashback, light mirror above, close coupled WC, stainless steel heated towel rail, window to the courtyard

UPPER FLOOR APARTMENT

With entrance from the ground floor into a lobby, with built in wardrobe under the stairs, housing the boiler, further storage space under the stairs, cloak hanging space, tiled flooring, stairs up the first floor half landing with stairs to the kitchen, to a larger landing and to a bedroom and office.

KITCHEN 15' 2" x 7' 2" (4.62m x 2.18m)

Beautiful, well appointed and high quality kitchen having bi-fold doors opening out the lovely gardens. Extensive range of eye and base level

units with ample polished grey granite worktop surfaces over, ceramic tiled flooring, 4 ring electric induction hob with electric oven under and glazed and stainless steel fan and hood over, integrated fridge / freezer, integrated dishwasher, inset stainless steel one and a quarter sink unit with routed drainer, large central granite topped breakfast bar with seating for four, power points, vertical radiator, large skylight giving this already super room and extra degree of natural light.

BEDROOM 8' 8" x 9' 11" (2.64m x 3.03m)

Double glazed window to the rear with radiator under, power points

OFFICE / BEDROOM 9' 7" x 5' 6" (2.91m x 1.68m)

Double glazed window to the rear with window seat, built in wardrobes housing hanging space and shelving, power points, vertical radiator

BATHROOM

Tiled flooring and part tiled walls, panelled bath with mains connected shower over offering rainfall and detachable head, close coupled WC, wall hung wash hand basin with storage under, stainless steel heated towel rail

BEDROOM 14' 2" x 9' 8" (4.32m x 2.94m)

Multi pane sash window to the front offering fine sea and harbour views, vertical radiator, power points door to

EN-SUITE

Great sized en-suite with large walk in shower cubicle with mains connected shower inset with rainfall and detachable head, stainless steel heated towel rail, close coupled WC, wall hung ceramic wash hand basin with storage under, part tiled walls, fitted light mirror

From the main landing glazed double doors opening into

LIVING ROOM 16' 3" x 9' 0" (4.95m x 2.75m)

Beautiful light room having a UPVC double glazed bay window to the front offering super harbour and sea views, with a further double glazed window to the front with a window seat, offering those same views. Vertical radiator, fireplace recess with wood mantle over and 2 recess





areas to the side with fitted shelving and storage cupboard below, ample power points, TV point

OUTSIDE

To the rear of the property is a beautifully maintained, cultivated and landscaped garden, offering a multitude of areas for seating and dining. Accessed via the bi-fold doors from the kitchen, there is a large gravelled area ideal for an outside table and chairs to enjoy alfresco dining, there are 2 further large patio seating area bordered by an vast array of mature shrubs, plants and herbs. There is a raised further bedding area stocked full of shrubs that create layers of texture and colour giving the area a private and tranquil feel. There are steps rising to a large decked terraced area again, ideal for alfresco dining, relaxing and enjoying the fine sea views over towards St Ives Harbour and the surrounding coastline. There is a further timber shed / studio.

PARKING

To the front is an off road parking area with parking for three vehicles.

MATERIAL INFORMATION

Verified Material Information **Council Tax band:** D **Tenure:** Freehold
Property type: House **Property construction:** Standard construction
Energy Performance rating: C - **Electricity supply:** Mains electricity
Solar Panels: No **Other electricity sources:** No **Water supply:** Mains water supply
Sewerage: Mains **Heating:** Mains gas-powered central

heating is installed. **Heating features:** Double glazing **Broadband:** FTTP (Fibre to the Premises) **Mobile coverage:** O2 - Good, Vodafone - Good, Three - OK, EE - OK **Parking:** Driveway **Building safety issues:** No
Restrictions - Listed Building: No **Restrictions - Conservation Area:** No
Restrictions - Tree Preservation Orders: None **Public right of way:** No
Long-term area flood risk: No **Historical flooding:** No **Flood defences:** No
Coastal erosion risk: No **Planning permission issues:** No
Accessibility and adaptations: None **Coal mining area:** No **Non-coal mining area:** Yes
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Approximate total area[®]
1469 ft²
136.8 m²

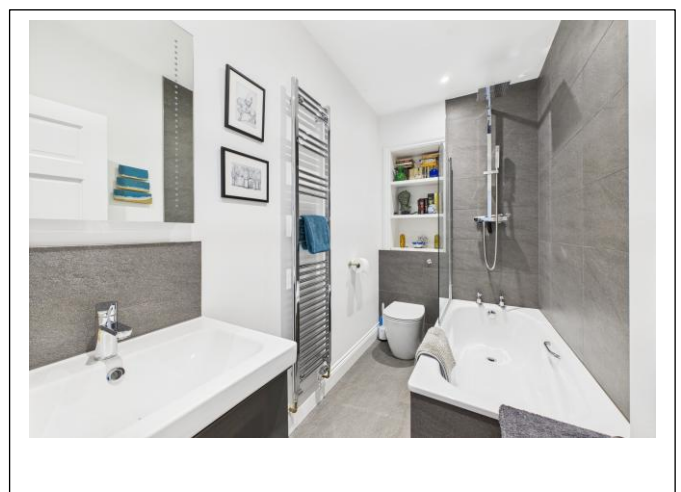
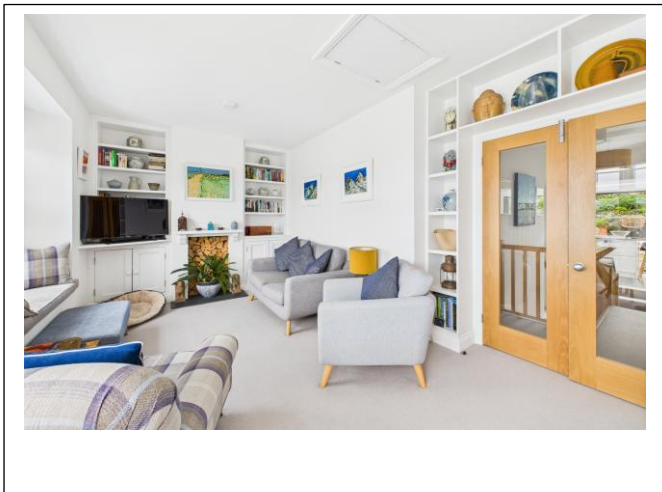
Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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