



Tregenna Steps Studio



STAGS

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Tregenna Terrace, St. Ives, Cornwall, TR26 2DL

St Ives Harbour 0.3 Miles Train Station 0.3 Miles

Tregenna Steps Studio is a truly one-of-a-kind property, combining art, architecture, and coastal beauty

- 1 Bedroom
- Coastal Views
- Shower Room
- Pedestrian Access Only
- Freehold
- Unique Residence
- Elevated Position
- Private Garden
- Artistic Residence
- Council Tax Band C

Guide Price £540,000

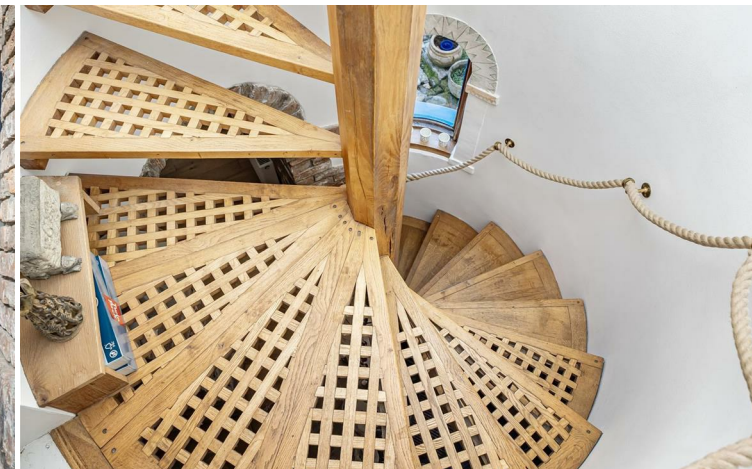
SITUATION

Overlooking the charming historic town of St. Ives, Tregenna Steps Studio enjoys a fantastic location with breathtaking elevated views across the harbour and out to sea. A short stroll takes you through the maze of narrow streets, lined with traditional fisherman's cottages, and offering an eclectic mix of shops, quality restaurants, and galleries. The picturesque granite harbour is a focal point, home to local fishing boats that still dock alongside the piers, and it boasts its very own sandy beach.

Nearby, in Lelant, you'll find a spectacular Links Golf Course with sweeping views over the Hayle Estuary and up to Godrevy Lighthouse. A scenic branch railway line connects Carbis Bay and St. Ives to the main London to Penzance line at nearby St. Erth, making travel to and from the area both convenient and picturesque.

THE PROPERTY

Tregenna Steps Studio is not simply a home, it's a unique detached coastal residence standing as a celebration of creativity and craftsmanship, perfectly echoing the artistic philosophy for which St Ives is world-renowned. Occupying an elevated position, the property commands breathtaking panoramic views across the town, the harbour, and St Ives Bay.



Originally designed as a humble artist's studio, the building was once owned by South African composer Priaulx Rainier, a prominent figure in the vibrant 1950s St Ives artist community. Between 1992 and 1995, the property was lovingly redesigned and rebuilt, blending locally sourced natural materials with a vision that is both architectural and artistic. The result is a home that feels sculpted as much as it is built.

The interior design is almost entirely open plan, allowing light and space to flow freely throughout. Just two sliding doors divide the vestibule and shower room from the living space. At the heart of the property stands the Tower staircase, crowned with a glazed oculus that floods the spiralling stairwell with natural light, a striking architectural statement in itself.

The open-plan living area is arranged into four distinct zones, each with its own character and purpose. The sitting room is a striking space with a vaulted ceiling, exposed roof trusses, roof windows, and elegant arched windows. Two sets of French doors open onto sweeping sea views, while a wood-burning stove creates a warm and welcoming atmosphere.

The kitchen is seamlessly integrated into the living space, thoughtfully designed to combine practicality with style. Adjacent to this is a dedicated dining area, perfectly positioned for entertaining while enjoying views of the dramatic Cornish coastline.

Above, the mezzanine bedroom provides a dramatic focal point. From its wood-panelled balcony, it offers a theatrical outlook over the sitting room below, as well as captivating views across the harbour and St Ives Bay beyond.

OUTSIDE

Accessed discreetly from Tregenna Steps through a modest timber gate, the property unfolds almost like a secret revealed. The partly walled and landscaped gardens are home to creative touches, including The Fish, a striking mosaic installation by artist Mark Davidson, further enhancing the property's artistic spirit.

SERVICES

Mains Gas, Water, Electricity and Drainage
Ultrafast Broadband Available - OFCOM

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222.

DIRECTIONS

For viewings, it is recommended to park at Trenwith Car Park (TR26 1DD) and continue on foot. Head east along the footpath signed Town Centre, proceeding a short distance until you reach the top of Tregenna Steps. The studio will be clearly visible on your right-hand side.

What3Words [///spaces.mammals.perfumed](https://www.what3words.com/s/spaces.mammals.perfumed)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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