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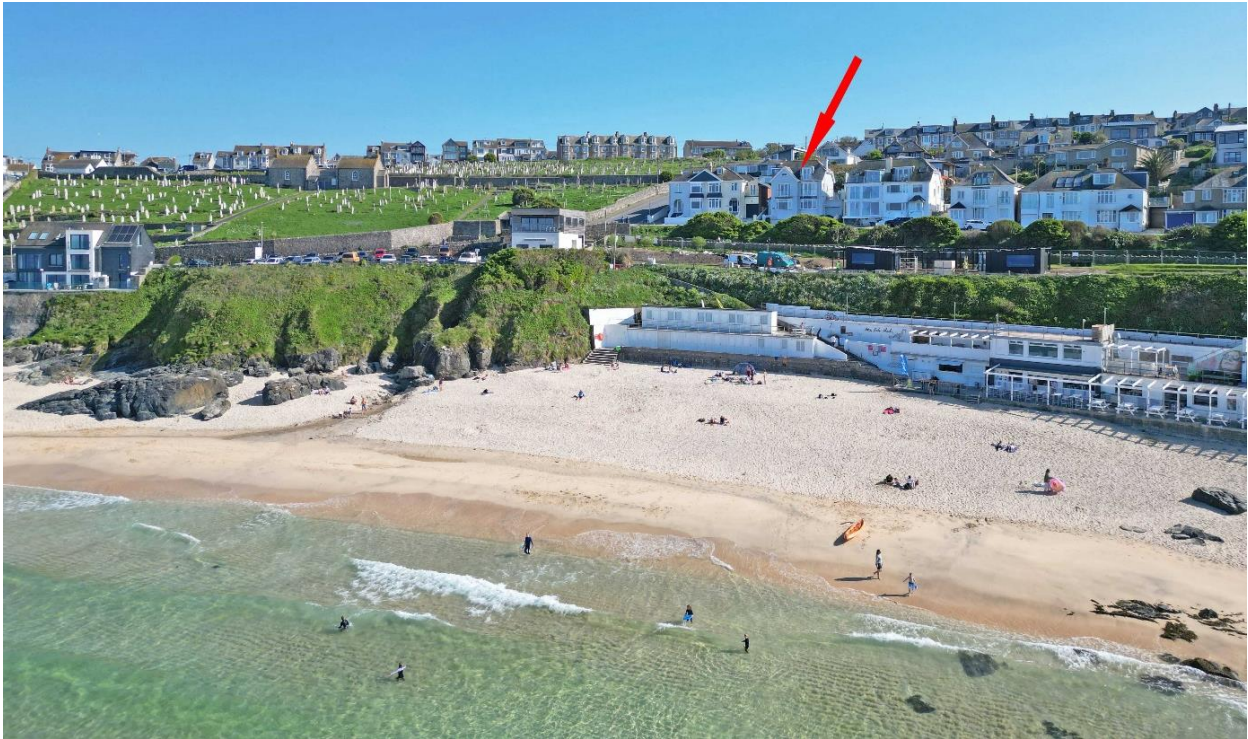
THE CORNWALL ESTATE AGENT

Ref: LTR56571450

Guide £1,675,000

Atlantic Watch,
3 Beach Road, St Ives, Cornwall, TR26 1JY

FREEHOLD



Located above Porthmeor surfing beach and commanding incredible panoramic views from Clodgy Point to 'The Island' and far out into the Atlantic Ocean; one of the very few large detached houses in frontline positions along this exclusive beachside road. With over 2,000sq.ft. of beautifully presented 6 bedroomed, 5 bath/shower roomed accommodation including fabulous open-plan first floor kitchen/family/dining room. A unique home with the benefit of parking, garaging and lovely landscaped south facing rear gardens with incredible views and located just a stone's throw away from the pristine sandy beach below and a level walk into St Ives' vibrant town centre.





SUMMARY OF ACCOMMODATION – In all, about 2,046sq.ft.

Ground Floor Entrance lobby, entrance hall, 4 ground floor bedrooms (1 en-suite) plus family bathroom and separate family shower room.

First Floor Superb full width open-plan kitchen/family room opening into dining room, snug/TV room with access onto large balcony. Cloakroom/wc.

Second Floor Landing, principal bedroom with sea facing balcony and en-suite bath/shower room, bedroom 2 with en-suite shower room.

Outside Off-road parking for 3 cars. Garage, landscaped rear garden with decked terraces and balconies. Outside surfer's shower.



DESCRIPTION

The availability of Atlantic Watch represents a very rare and exciting opportunity to acquire one of St Ives' very best seaside houses. Beach Road as its name suggests runs directly

above the pristine golden sand Portmeor beach below and is a particularly salubrious no-through road. Atlantic Watch is one of just a small number of detached houses built circa 1930s but in recent years has undergone a comprehensive schedule of refurbishment, remodelling and improvement and now presents very well indeed. The beach is just yards from the front door and from the end of the road there is access onto nearby National Trust owned countryside.



In total, there is 2,244sq.ft. of accommodation (including garage) over three floors. The property has been used as a much loved second home by the current owners but has also been let out in peak season to provide a very lucrative letting income. The accommodation could suit either as a main home or second home, with a very flexible layout which can be utilised in a variety of ways. The property has the benefit of both off street parking for three cars and a garage, the importance of which in this particular part of St Ives cannot be overemphasised.

From the parking area, a pathway leads to the side of the house and into an entrance lobby. There are four good sized double bedrooms on the ground floor (two of which are particularly large double rooms) with double glazed bay windows facing out over the beach. A separate lobby leads to the fourth ground floor bedroom, this room has its own en-suite shower room and is slightly annexed from the main accommodation making it perfect for families with teenage children, guests or accommodate an au pair etc.

The first floor is dominated by an exceptional open-plan kitchen/family/dining room, a particularly well appointed room from which one's eyes are immediately drawn to the breathtaking panoramic views out over the beach below. This room has a high quality fitted

kitchen with large central island unit, a sitting area with space for easy chairs and sofas, perfect for sea gazing/people watching with an amazing bay window and Juliet balcony with panoramic views over the sea and beach below. There is space for a twelve seater dining table, again with amazing views. To the rear of the house on this level is a very useful snug/TV room, perfect for families with children with doors onto a south facing rear balcony. Completing this central living space is a useful cloakroom/wc.

On the second floor is a fantastic principal bedroom with the best views in the house and private sea facing balcony and well appointed en-suite bath/shower room. Also on this floor is another large guest bedroom, also with a large en-suite shower room.

To the rear of the house is a very lovely landscaped garden where there are easy to maintain gardens with areas of lawn, raised flowerbeds and borders flanked by high wall and fencing providing valuable privacy and seclusion. On the west side is a raised decked terrace with stainless steel railings and plate glass balustrade, this has views out over the beach below and is perfect for alfresco dining, for breakfast, lunch and dinner taking in the dramatic views of the sea below. Steps descend to a lower courtyard where there are a useful surfer's shower and wetsuit drying area. The garage has an electric up and over door with power and light connected.

All in all, an exceptional coastal home with very well proportioned flexible accommodation, perfect for large families with garage and parking enjoying a spectacular elevated location, just a stone's throw from Porthmeor beach with incredible views. Early viewing wholeheartedly recommended by the vendor's sole agent.



LOCATION

Atlantic Watch sits along Beach Road and is a relatively simple level walk to the heart of the old part of St Ives, the harbour and the Tate St Ives. Around the harbour are ancient winding streets and fishermen's cottages running away from the main streets where there are thriving restaurants, art galleries and specialists' shops.

St Ives is incredibly picturesque with the buildings nudging the shoreline, little cobbled streets meandering around the centre, startling blue sea and perfect golden sand. The town has a bustling and cosmopolitan atmosphere where the restaurants serve fresh fish landed in the harbour. There are cafés, art galleries and studios everywhere with the Tate St Ives forming the focal point of this art loving community.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming in off the Atlantic Ocean and the clarity of light is considered the best in Britain. The area is known for surfing with Porthmeor being the main surf beach although Porthminster and the other beaches around the four mile wide St Ives Bay mean that no matter what the swell and wind direction there is always a wave to be found. St Ives has its own branch railway terminus which links to the main Penzance to Paddington line giving simple access throughout Cornwall and to London. On the outskirts of the town is a supermarket and St Ives has a full range of schooling, professional and commercial services.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Immediately to the front of the house is a tarmacadam area providing off-road parking for 3 cars and with access to the garage (see below). To one side paved steps lead up to a double glazed front door which opens into:-

ENTRANCE LOBBY With door to bedroom 6 (see below) and front door opening into:-

ENTRANCE HALL Staircase leading up to the first floor, understairs storage cupboard. Doors to:-

BEDROOM 2 - Broad double glazed bay window with astounding sea, beach and coastal views. Three radiators, ceiling light point, smoke detector.

BEDROOM 3 Broad double glazed bay window with stunning views. Radiator, ceiling light point, smoke detector.



BEDROOM 4 Double glazed double doors opening onto rear paved terrace with steps leading up to upper area of lawned garden, smoke detector. Ceiling light point, radiator.

BATHROOM Recently refitted comprising freestanding roll edged bath with mixer tap and separate handheld shower attachment, low flush wc, pedestal wash hand basin with mixer tap, mirror with integrated light, tiled shower cubicle with overhead shower and shower attachment, pebble effect walling, inset downlights, extractor fan, wall mounted heated towel rail, tiled floor. Double glazed window to rear.

SHOWER ROOM Recently refitted comprising low flush wc, wall mounted cabinet with wash hand basin with bevel edged mirror with integrated light over, tiled shower cubicle with overhead shower and separate shower attachment, tiled floor, tiled walls, wall mounted heated towel rail, inset downlights, extractor fan.

From the entrance lobby a door opens to:-

BEDROOM 6 With double glazed window to the rear, wall mounted cabinet with step down and door to:-

EN-SUITE SHOWER ROOM Recently refitted comprising low flush wc, pedestal wash hand basin with mixer tap, mirror with integrated light over, corner shower cubicle with overhead shower and separate shower attachment, inset downlights, extractor fan, tiled walls and tiled floor.

FIRST FLOOR

SUPERB OPEN-PLAN KITCHEN / FAMILY / DINING ROOM

Designed to take optimum advantage of the broad elevated views with two sets of double glazed double doors opening to Juliet style stainless steel and glass balconies. Built-in kitchen with a range of wall and base units and attractive composite worktops with inset



Lamona four ring electric hob, oven and grill under and extractor fan with light over. Inset sink with mixer tap with integrated drainer to side. Built-in Lamona dishwasher, Lamona washing machine, Lamona tumble dryer. Central island unit with built-in cupboards and wine cooler. Part double glazed door to oak steps leading to deck with stainless steel and glass balustrading (some obscure glazing, some clear). Inset downlights, two ceiling light points. Smoke detector. Staircase leading up to the second floor. Door to:-

and extractor fan with light over. Inset sink with mixer tap with integrated drainer to side. Built-in Lamona dishwasher, Lamona washing machine, Lamona tumble dryer. Central island unit with built-in cupboards and wine cooler. Part double glazed door to oak steps leading to deck with stainless steel and glass balustrading (some obscure glazing, some clear). Inset downlights, two ceiling light points. Smoke detector. Staircase leading up to the second floor. Door to:-



SNUG / TV ROOM – 13'6" x 10'9" Double glazed window and double glazed door opening onto paved terrace again with stainless steel and glass balustrade and with access down to the rear lawned area of garden. Radiator, smoke detector. Door to:-

CLOAKROOM / WC Recently refitted and renewed with contemporary white sanitaryware including low flush wc, base mounted cabinet with wash hand basin and chrome mixer tap, chrome heated ladder style towel rail, double glazed windows to side, storage cupboards. Inset LED downlights, smoke detector, tiled flooring, extractor fan.



SECOND FLOOR

A turning staircase leads up to:-

PRINCIPAL BEDROOM SUITE Comprising a good sized dual aspect room with double glazed double doors opening onto an enclosed balcony with stainless steel and glass balustrade enjoying amazing elevated views over the beach and Atlantic Ocean. Double glazed window to rear. Under eaves storage space, radiator, smoke detector. Door to:-



EN-SUITE BATH / SHOWER ROOM

Recently refitted with roll edged bath with mixer tap and shower attachment, wash hand basin with mixer tap, low flush wc, wall mounted cabinet with oversize shower cubicle with drench shower plus additional handheld shower attachment, cupboard with slatted shelving, tiled floor, wall mounted heated towel rail, pebble effect walling, two double glazed windows enjoying sensational views, inset downlights, extractor fan, mirror with integrated light.



BEDROOM 2 Double glazed window to side and small double glazed window to rear, fitted wardrobe, radiator, smoke detector. Door to:-



EN-SUITE SHOWER ROOM Recently refitted with high quality white sanitaryware including low flush wc, wall mounted wash hand basin with mixer tap, walk-in wet room shower with drench shower and additional handheld shower attachment. Heated ladder style towel rail. Double glazed window with integrated blinds with oblique views of the beach. Tiled on four sides, extractor fan, inset LED downlights, tiled flooring.

OUTSIDE

Beside the main entrance a wrought iron gate in a brick archway leads to a paved pathway with steps leading up to a level area of lawned garden enclosed by high level fencing on two sides. This whole area has been relandscaped to take best advantage of the area, and a flight of oak steps leads up to a paved terrace off the Snug/TV room which is enclosed by stainless steel and glass balustrading.

Pathways run to the rear of the property and give access to a further broad south facing sitting out terrace with a flight of oak steps again with stainless steel and glass balustrading leading up to a decked terrace off the kitchen/breakfast room enjoying sensational views.

PARKING As previously described to the front there is off-road parking and access to:-



GARAGE With electrically operated up and over door. With Megaflow pressurised hot water cylinder at one end and wall mounted Vaillant gas fired boiler. The garage would only provide parking for a small car. Light and power connected.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR26 1JY.

SERVICES Mains water, drainage, electricity, gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80 Mbps highest available download speed. 20 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

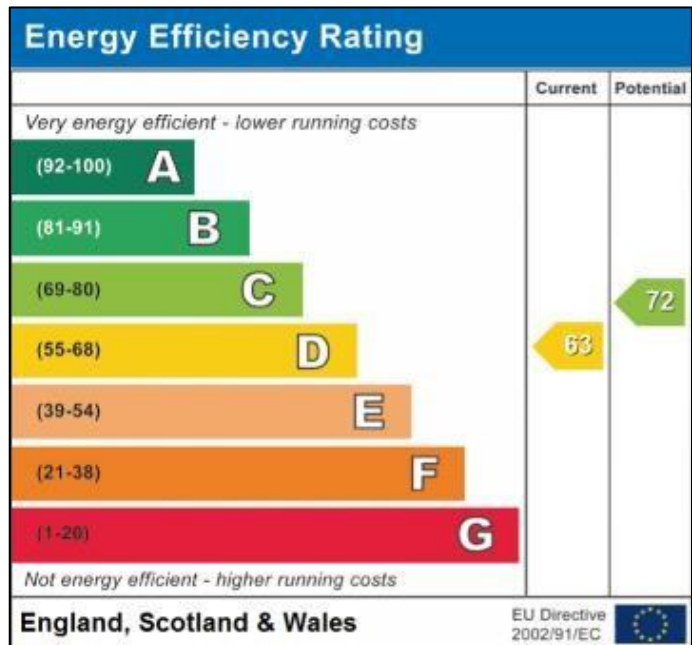
DIRECTIONS Proceeding into St Ives from the south east along Higher Stennack (B3306), continue straight over at the double roundabouts ignoring the sign to Porthmeor Beach and continue downhill to the next roundabout, at which point turn left onto Bullans Lane. At the top of the hill turn right onto Alexandra Road and follow it around a sharp left hand turn, descending downhill towards Porthmeor Beach. At the bottom of the hill take the last left hand turn into Beach Road and Atlantic Watch will be found after about 100 yards on the left hand side.

WHAT3WORDS ///diverged.bloodshot.camps

AGENT’S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN
Approved Redress Scheme



Not to scale – for identification purposes only.

Atlantic Watch, 3 Beach Road, St. Ives, TR26

Approximate Area = 2074 sq ft / 192.6 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

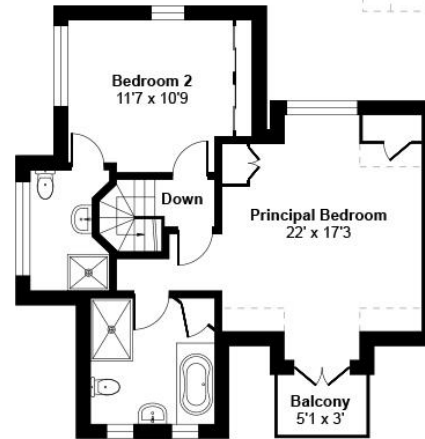
Garage = 139 sq ft / 12.9 sq m

Total = 2244 sq ft / 208.3 sq m

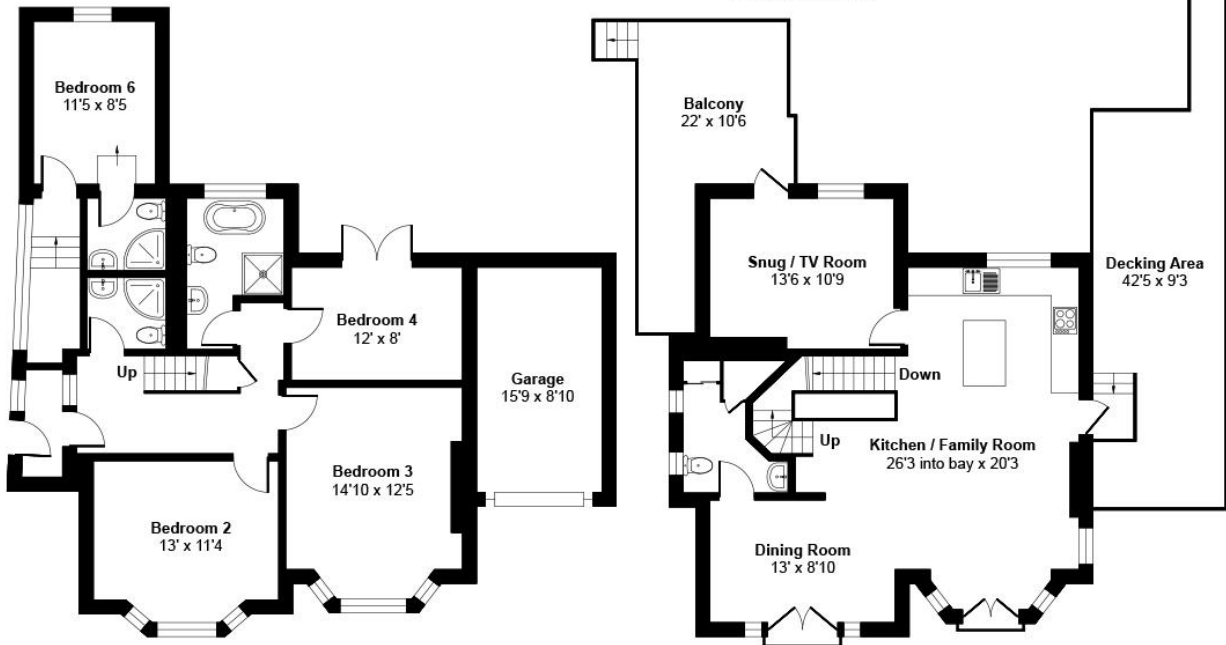
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Denotes restricted head height



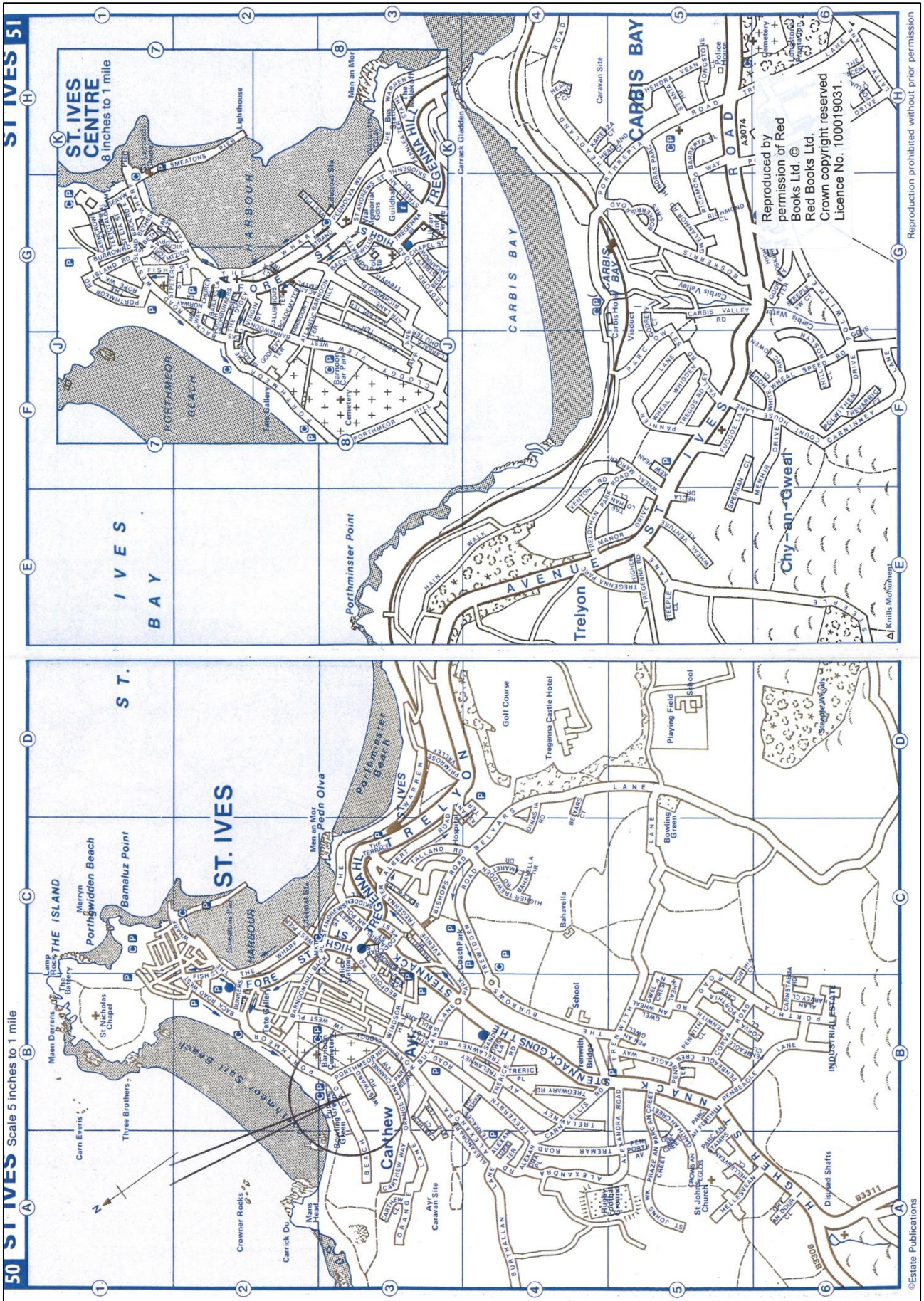
SECOND FLOOR



GROUND FLOOR

FIRST FLOOR





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