



Flat 4, Gwel-An-Mor



Flat 4, Gwel-An-Mor

Primrose Valley, St. Ives, TR26 2DR

Beach 50 Metres - St Ives Town 1 Mile

Superbly positioned 2nd floor apartment with far reaching sea views across Carbis Bay

- NO ONWARD CHAIN
- Residential Unit
- 2 Bedrooms
- En-Suite
- Leasehold
- Stunning Coastal Views
- Balcony
- Secure Parking
- Corner Apartment
- Council Tax Band C

Guide Price £475,000

SITUATION

Perched above the beautiful Porthminster Beach, Gwel an Mor enjoys an enviable coastal setting. Carbis Bay Beach and St Ives are within easy reach, and when the tide is out, you can walk around the headland to the wide, open sands of Porthkidney Beach. The surrounding coastline is famed for its variety of beaches, each with its own distinct appeal. Porthmeor Beach, set beside the renowned Tate St Ives, faces the Atlantic and is popular with surfers, while the calmer waters of St Ives Bay attract families and often offer sightings of dolphins and seals. The town itself is full of character, with winding cobbled streets, traditional cottages, and a lively mix of independent shops, galleries and places to eat. The picturesque harbour remains a working hub for local fishing boats and even has its own sandy beach.

The area offers plenty to enjoy outdoors, from water sports and coastal walks to golf, with West Cornwall Golf Club overlooking the Hayle Estuary less than a mile away.

Transport links are convenient, with a nearby branch line connecting Carbis Bay and St Ives to the main London to Penzance railway at St Erth, making travel to and from the area straightforward.



THE PROPERTY

Built approximately 20 years ago for residents and second-home owners alike this sought-after development was designed to take full advantage of its spectacular setting with sweeping views across St Ives The Island the harbour and along the dramatic North Cornwall coastline out to sea

This beautifully presented second-floor apartment is conveniently positioned within an easy relatively level walk of St Ives town centre.

The accommodation is well planned and briefly comprises an entrance hall with useful storage and a striking corner-position open plan sitting dining and kitchen area This impressive living space is filled with natural light and showcases breathtaking panoramic views over the sea beach and coastline with direct access onto two private balconies ideal for enjoying the outlook There are two generous double bedrooms both enjoying superb views the principal bedroom benefits from built-in and walk-in wardrobes together with a contemporary en-suite shower room. A further large well-appointed shower room serves the second bedroom and guests.

OUTSIDE

The building and its landscaped grounds are immaculately maintained enhancing the overall appeal of this highly desirable development . The property further benefits from secure lower ground floor parking with lift and stair access, a pedestrian side gate, or a Hormann electric up-and-over garage door this is available to all floors from the parking area. Access to the building is via a communal entrance located up a few steps from the lane . The apartment is situated on the second floor to the left with the gas meter located adjacent to the front door.

SERVICES

Mains Electricity, Water, Gas and Drainage. Gas Central Heating. FFTC - Fibre-optic cable to the cabinet. Locked Garage - Parking

TENURE

Leashold property
Annual Ground Rent £2700
Lease 999 Years - 989 Years remaining
Restrictive Covenant - No Holiday letting

VIEWINGS

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

DIRECTIONS

Upon entering St Ives with Carbis Bay behind you, continue along Trelyon Avenue. Just before reaching The Harbour Hotel, take a sharp right signposted Primrose Valley. At the bottom of Primrose Valley, turn left, then take another left under the railway bridge. Gwel An Mor will then be clearly visible ahead of you.



Approximate Gross Internal Area = 80.8 sq m / 869.5 sq ft

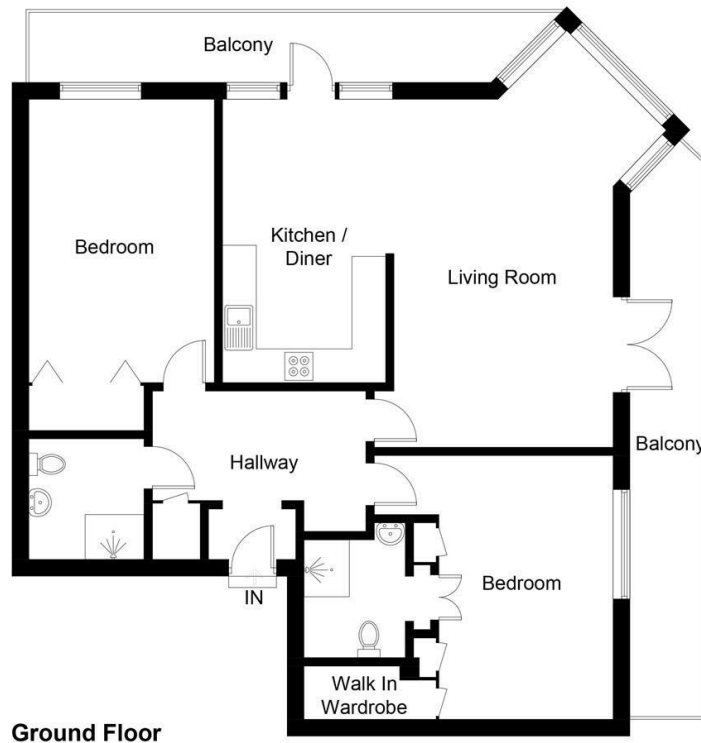


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292988)

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			
(81-91) B			
(69-80) C		81	81
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222