



4 Porthminster Court,



STAGS

4 Porthminster Court,

Porthminster Point, St. Ives, Cornwall TR26 2AE

Beach 0.4 Miles Carbis Bay 3 Miles Hayle 4.7 miles Penzance
9.3 Miles

Occupying a superb position within the sought-after Porthminster Court development, this beautifully presented first-floor apartment enjoys breathtaking panoramic views across St Ives Bay, encompassing the coastline towards Hayle, Gwithian and the iconic Godrevy Lighthouse

- Stunning Sea Views
- Master En-Suite
- Quiet Position
- EV Charger
- Leasehold- Share of Freehold
- 2 Bedrooms
- Parking and Garage
- Outside Space
- Communal Area
- Council Tax Band D

Guide Price £525,000

SITUATION

Lower Hain Walk is one of St Ives' most desirable residential locations, quietly tucked away above the coastline yet within easy reach of the town's renowned beaches and amenities. The nearby South West Coast Path offers wonderful walks along one of Cornwall's most celebrated stretches of coastline, with Porthminster Beach, Carbis Bay and numerous cafés and restaurants all within comfortable walking distance.

The nearby St Ives branch railway line provides a charming coastal journey to St Ives and connects at St Erth with the mainline network, making travel to and from the area both convenient and picturesque.

Renowned for its crystal-clear waters, golden beaches and thriving arts scene, St Ives remains one of Cornwall's most sought-after destinations. Home to the Barbara Hepworth Museum and Sculpture Garden, Tate St Ives, an excellent selection of independent shops, acclaimed restaurants and picturesque harbourside streets, the town offers an exceptional coastal lifestyle that continues to attract visitors and homeowners alike.



THE PROPERTY

Accessed via well-maintained communal grounds and a welcoming entrance, the apartment occupies a first-floor position, where the spectacular coastal setting is immediately apparent. Internally, the accommodation is light, spacious and thoughtfully arranged, comprising an entrance hall, fitted kitchen, generous sitting/dining room, two double bedrooms, a contemporary shower room and an en-suite bathroom to the principal bedroom.

The impressive sitting/dining room forms the heart of the home, with two large windows framing uninterrupted sea views across St Ives Bay. There is ample space for both comfortable seating and dining, creating an exceptional setting from which to enjoy the ever-changing coastal panorama throughout the seasons.

The kitchen is well-appointed with a range of fitted units, integrated cooking appliances and enjoying attractive views towards the sea.

Both bedrooms are generous doubles overlooking the greenery to the rear, with the principal bedroom benefiting from built-in wardrobes and a well-proportioned en-suite bathroom. The second bedroom is equally spacious and versatile, ideal for guests, family or home working. A stylish shower room completes the accommodation.

OUTSIDE

The apartment is approached through attractively maintained communal gardens, planted with a variety of mature shrubs and flowering borders, creating an attractive and welcoming environment throughout the year.

PARKING AND GARAGE

A particularly valuable feature is the private garage, positioned directly opposite the apartment, together with an allocated parking space immediately in front, providing secure storage and convenient off-road parking. The property benefits from an EV charger.

SERVICES

Gas Central Heating, Mains Water, Electricity and Drainage.

Gas Central Heating - Combi Boiler

EV Car charger

Superfast broadband available - Ofcom

Tenure - Leasehold with share (1/4) of the Freehold.

VIEWINGS

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

DIRECTIONS

From the A30, take the exit signposted for St Ives (A3074) and continue along the A3074 towards the town. Proceed through Lelant and Carbis Bay, following signs for St Ives.

As you descend into St Ives past Trelyon Manor on the right along Trelyon Avenue, turn right down Hain Walk. Take the left turn to continue downhill and follow the road around to the right, parallel to the railway line and the sea on the left.

Continue along Porthminster Point, where Porthminster Court will be found on the right hand side. Number 4 occupies a first-floor position within the development and benefits from a garage with an allocated parking space directly in front.



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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	74	79
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222

