



Flat 4, Gwel-An-Mor





# Flat 4, Gwel-An-Mor

Primrose Valley, St Ives, Cornwall TR26 2DR

Beach 50 Metres - St Ives Town 1 Mile

Superbly positioned 2nd floor apartment with far reaching sea views across St Ives Bay, occupying a desirable corner position with a dual aspect

- 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 stunning Porthminster Beach, Gwel an Mor enjoys an exceptional coastal position overlooking one of St Ives' most desirable settings. From here, both St Ives and the wider coastline are within easy reach, while at low tide it is possible to walk around the headland to the expansive sands of Porthkidney Beach.

The surrounding coastline is renowned for its variety and natural beauty. Porthmeor Beach, adjacent to the celebrated Tate St Ives, faces the Atlantic and is a favourite with surfers, while the more sheltered waters of St Ives Bay are ideal for families and are often the setting for sightings of dolphins and seals.

At the heart of it all, St Ives offers a unique blend of charm and vibrancy, with its narrow cobbled streets, traditional cottages, independent boutiques, galleries and an excellent selection of cafés and restaurants. The picturesque harbour remains a focal point of the town, still serving local fishing boats and featuring its own sandy beach.

The area provides a wide range of outdoor pursuits including water sports, scenic coastal walks and golf, with West Cornwall Golf Club overlooking the Hayle Estuary located nearby.

Transport connections are excellent, with the branch line linking St Ives to the main London–Penzance railway at St Erth railway station, providing convenient access to the national rail network.



## THE PROPERTY

Built approximately 20 years ago for both permanent residents and second home owners this highly regarded development was thoughtfully designed to maximise its exceptional coastal position offering sweeping views across St Ives St Ives Harbour The Island St Ives and along the dramatic North Cornish coastline out to sea.

This beautifully presented second floor apartment enjoys a convenient relatively level walk into St Ives town centre placing beaches restaurants galleries and the harbour all within easy reach.

The accommodation is well considered and comprises a welcoming entrance hall with useful storage leading into a striking corner positioned open plan sitting dining and kitchen area. This impressive living space is filled with natural light and showcases breathtaking panoramic sea beach and coastal views with direct access onto two private balconies ideal for relaxing and taking in the outlook.

There are two generous double bedrooms both benefitting from superb views. The principal bedroom features built in and walk in wardrobes along with a contemporary en suite shower room. A further spacious and well appointed shower room serves the second bedroom and guests.

## OUTSIDE

The building and its landscaped grounds are well 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. FTTC - 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

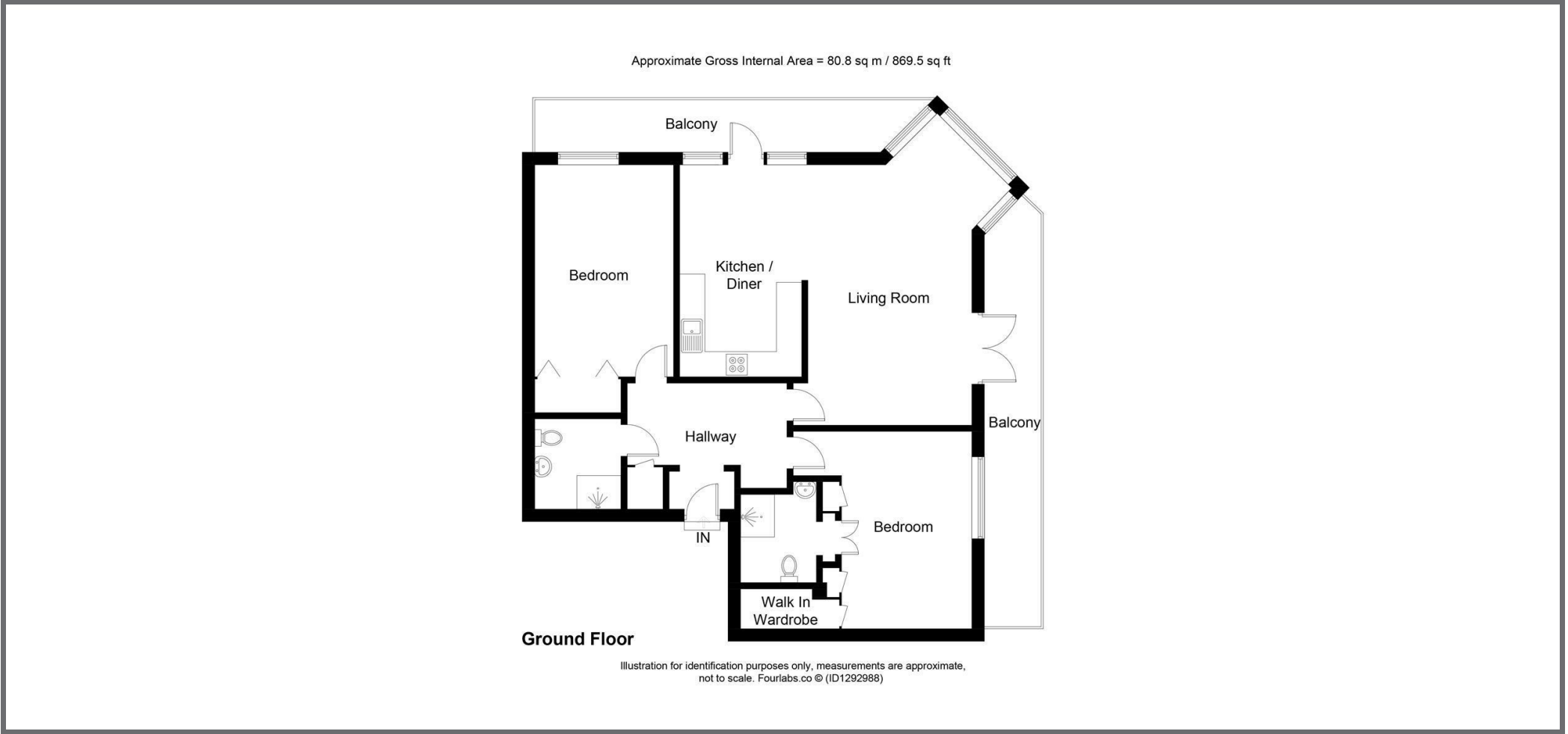
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## 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.







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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 81                      | 81        |
| (54-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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