

PORTHMEOR LOFT, 5 CARRACK DHU ESTATE

St. Ives, TR26 1LB



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Price: Offers in excess of £620,000

Beautifully presented modern three-bedroom end of terrace home with breath-taking sea views across the Porthmeor side of St Ives and along the coastline. Set over three floors, this light, bright and spacious property offers four bathrooms, a superb main bedroom with en-suite, log burner, central heating, garage and off road parking. Currently a successful holiday let with planning approval for a balcony, further enhancing the stunning outlook. Wet room located to the rear of the garage. Viewing is highly recommended. Planning permission has been granted to add a balcony to the rear, planning permission number PA26/02331





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PROPERTY

A beautifully presented and deceptively spacious modern three-bedroom end of terrace home enjoying spectacular sea and coastal views over the Porthmeor side of St Ives and stretching along the coastline beyond. Arranged over three floors, the property offers light-filled and versatile accommodation ideally suited as a luxury family home, second residence or continued successful holiday let investment. The accommodation is finished to a high standard throughout, combining contemporary styling with comfort and practicality. A spacious living area enjoys the benefit of a feature log burner, creating a warm and welcoming atmosphere, while large windows maximise the exceptional natural light and stunning outlook. The property also benefits from gas central heating throughout. There are three generous bedrooms, including an impressive principal suite with en-suite bathroom, alongside a total of four bathrooms providing excellent convenience for family living or guest accommodation. Externally, the property benefits from a garage, off-road parking and a useful wet room situated to the

rear of the garage — ideal after returning from the beach or coastal walks. Planning permission has also been granted for the addition of a balcony, offering the opportunity to further enhance the outdoor space and make even more of the panoramic sea views. Situated in one of St Ives' most desirable coastal settings, this exceptional home combines modern living with outstanding scenery and excellent investment potential. Planning permission granted for a balcony to the rear. Planning permission number PA26/02331

LOCATION

Situated on the highly sought-after Porthmeor side of St Ives, the property enjoys easy access to the golden sands and world-famous surf of Porthmeor Beach, as well as the picturesque harbour, shops, galleries, restaurants and cafés within the heart of the town. Renowned for its stunning coastline, artistic heritage and relaxed lifestyle, St Ives remains one of Cornwall's most desirable seaside destinations. From morning walks along the South West Coast Path to evenings watching spectacular

sunsets across the bay, the town offers an exceptional quality of life and a truly unique atmosphere. Whether as a permanent residence, second home or holiday retreat, living in St Ives provides the perfect balance of coastal tranquillity and vibrant town living. The area is famous for its beautiful beaches, independent boutiques, excellent dining and attractions including the renowned Tate St Ives and Barbara Hepworth Museum and Sculpture Garden. With its charming cobbled streets, working harbour and breathtaking sea views around every corner, St Ives continues to attract visitors and homeowners alike from across the UK and beyond.

ACCOMMODATION

Entering the property, you are welcomed into a spacious and inviting entrance hallway with stylish tiled flooring and contemporary glazed stair inserts rising to the first floor, immediately setting the tone for the modern finish found throughout the home.

ACCOMMODATION

From the hallway, doors lead to two generous ground floor bedrooms, both continuing the tiled flooring for a seamless feel. The front bedroom enjoys attractive sea views, creating a wonderful coastal atmosphere. Also on this floor is a large and beautifully appointed shower room comprising a walk-in shower, close coupled WC and wash hand basin. A cleverly designed remote-controlled electric floor hatch within the shower room provides convenient access into the garage below.

ACCOMMODATION

Stairs rise to the impressive first floor where the spectacular sea and coastal views instantly draw your attention. The open-plan living space has been thoughtfully designed to maximise light and the stunning outlook. The beautifully fitted kitchen features a range of integrated appliances and flows effortlessly into the

spacious living area, ideal for both relaxing and entertaining. Large bifold doors open onto a Juliet balcony, perfectly framing the panoramic sea views across the coastline and towards Porthmeor. A striking circular wall-mounted log burner forms the centrepiece of the living room, adding warmth and character to this stylish contemporary space. A further bathroom is also conveniently located on this floor.

ACCOMMODATION

A sliding door leads through to a small inner lobby with side window and stairs rising to the superb principal bedroom suite. Filled with natural light from Velux windows and a front dormer window, this room enjoys breathtaking elevated sea and coastal views. Double doors to the rear open onto a Juliet balcony with charming rooftop views across the town and towards the coastline beyond. The room is complemented by a luxurious en-suite shower room finished to a high standard.

ACCOMMODATION

Externally, the property continues to impress. To the front, the current owners have created an off-road parking space alongside a contemporary seating and BBQ area, ideal for enjoying the coastal surroundings. To the rear is access to the good-sized garage which benefits from both power and plumbing. Beyond the garage is a fantastic wet room, perfectly suited for rinsing off after beach days, surfing or coastal walks.

ACCOMMODATION

This exceptional home successfully combines modern coastal living with practicality, comfort and stunning views, all within easy reach of the beach and the main town

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: Not banded EPC rating: C ## The





building End-terrace house, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing, wood burner, and underfloor heating Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE great Parking: Garage and Driveway Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Public right of way: Access road at the rear of the property has a right of way to the car parking space at the rear of the house Title register restrictions (CL337515): Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the

appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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