

5 SOUTHFIELD PLACE

St. Ives, TR26 1RE

Price: £500,000 O.I.E.O



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A Wonderful Home Just Moments from the Heart of St Ives: Tucked away in a peaceful cul-de-sac, yet only a short walk from the vibrant heart of St Ives, this beautifully presented four-bedroom semi-detached home offers the perfect balance of tranquillity and convenience. Light, bright and wonderfully welcoming throughout, the property has been lovingly maintained to create a home that's ready to move straight into. Whether you're looking for a spacious family residence, a coastal retreat or somewhere to enjoy the renowned St Ives lifestyle, this lovely home is sure to impress. Outside, the beautifully tended gardens provide the perfect place to relax, entertain or simply enjoy the Cornish sunshine, while the invaluable off-road parking is a real bonus so close to the town centre. Combining peaceful surroundings with easy access to St Ives' beautiful beaches, picturesque harbour, independent shops, cafés and restaurants this is a truly delightful home that deserves to be viewed to appreciate everything it has to offer.



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DESCRIPTION

Tucked away in one of St Ives' sought-after residential locations, this beautifully presented and much-loved four-bedroom period home effortlessly combines timeless character with tasteful modern improvements. Enjoying wonderful sea and town views from the front elevations, together with the rare advantage of off-road parking and truly exceptional rear gardens, this is a home that offers both practicality and a wonderful lifestyle.

ENTRANCE

From the moment you step inside, the warmth and charm of the property are immediately apparent. An inviting entrance hall welcomes you with exposed timber floorboards, attractive picture rails, a radiator and useful understairs storage, whilst stairs rise to the first floor.

LIVING ROOM / DINING AREA

The beautifully proportioned open-plan living space is undoubtedly one of the home's standout features. Rich exposed timber floorboards continue throughout, creating a wonderful sense of character and continuity. The dining area comfortably

accommodates a large family dining table beneath feature lighting and enjoys peaceful views across the beautifully landscaped rear garden through a picture window. Recessed shelving, a fireplace recess and radiator further enhance this welcoming space. To the front of the property, the lounge is a wonderfully bright and relaxing room centred around a beautiful bay window with fitted window seat, perfectly positioned to enjoy the outlook. Exposed floorboards continue throughout, complemented by a contemporary living flame gas fire, picture rails and radiator, creating a stylish yet cosy room ideal for both relaxing and entertaining.

KITCHEN

The adjoining kitchen has been thoughtfully designed to maximise every inch, offering attractive oak work surfaces, a ceramic one-and-a-quarter bowl sink, ample cupboard storage, plumbing for a washing machine, space for a gas cooker and a window overlooking the garden, allowing plenty of natural light to flood in.

FIRST FLOOR

The first-floor landing provides access to the principal accommodation.

BEDROOM ONE

Bedroom One is a superb double bedroom featuring an attractive bay window framing wonderful sea views and an ever-changing outlook across the rooftops of St Ives. Picture rails and a radiator complete this elegant room.

BEDROOM TWO

Bedroom Two enjoys a peaceful position overlooking the rear garden and is another generous double bedroom. Character features include a charming fireplace recess, useful storage and pleasant garden views

BEDROOM THREE

Bedroom Four is a comfortable single bedroom, ideal as a child's room, nursery or home office, with pine flooring, built-in wardrobe, radiator and front-facing window offering glimpses of the sea.

BATHROOM

The family bathroom has been recently upgraded to a particularly high standard and provides a luxurious contemporary finish. Fitted with a close-coupled WC, large vanity wash hand basin with storage beneath, impressive walk-in shower featuring both rainfall and handheld shower heads, Japanese-style three-quarter bath, heated towel rail and patterned rear window, this is a room that perfectly blends style with practicality.

A further staircase rises to the converted attic room.

ATTIC/STUDIO/BEDROOM FOUR

This superb top-floor room offers flexible accommodation and is currently arranged as an excellent double bedroom. Oak flooring, a large front dormer window showcasing sea, coastline and town views, radiator and generous eaves storage all combine to create a wonderful space. An adjoining en-suite WC with wash hand basin adds further convenience.

OUTSIDE

One of the many rare advantages of this home is the private off-road parking space to the front, something highly prized within St Ives. A paved pathway leads to the entrance, complemented by attractive raised flower beds that create an inviting first impression. The rear gardens are simply outstanding. Beautifully and lovingly maintained, they provide a genuine sanctuary away from the bustling charm of St Ives. Designed for ease of maintenance with no lawn, the gardens are richly stocked with an abundance of mature shrubs, specimen planting and colourful borders that provide year-round interest. Immediately outside the rear door is a peaceful seating terrace, complete with an attractive Japanese-inspired water feature that creates a wonderfully tranquil atmosphere. Steps rise to a further generous seating area, ideal for entertaining or simply relaxing in the sunshine, alongside a substantial timber workshop with electricity connected, offering excellent storage or hobby space. A particularly useful rear pedestrian access completes this exceptional outside space.

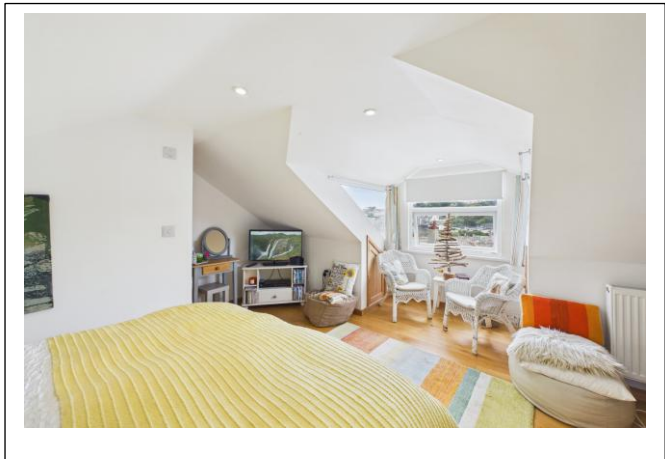
LOCATION

Southfield Place occupies an enviable position within St Ives, close enough to enjoy the town's renowned beaches, picturesque harbour, independent shops, galleries, restaurants and coastal walks, whilst offering a quieter residential setting away from the busiest areas. Homes combining period charm,





sea views, off-road parking and gardens of this calibre are seldom available, making this a truly special opportunity.



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