

The Terrace, St Ives, Cornwall, TR26 2BP



**£895,000**

A stunning 10 bedroom Grade Two listed property that offers some of the finest views across Porthminster beach and beyond to Godrevy Lighthouse and Trevoise Head. Currently run as a successful guest house, but would also make a great family home. To the rear of the property there is a private enclosed garden with access onto the large parking area for up to 8 cars. To the front there is also further parking for 3 more cars. This stunning property offers a versatile living accommodation whether looking for a family home or guest. Then look no further!!!

## Accommodation

### 10 Bedrooms

### 9 Bathrooms

Stunning views

Car park

Gardens

7 en-suite letting rooms

Owners accommodation

### Entrance Porch

Feature granite threshold. Large feature front door opening into:

### Reception Hall

Carpet. Radiator. Dado rail. Feature decorative arch. Ornate coving and cornicing. Sweeping carpeted staircase rising to 1st floor landing with hand rail and spindles. Door accessing OWNERS ACCOMMODATION:

### Cloakroom/Shower Room

### Linen Cupboard

### Living Room/Dining Room 6.9m x 5.1m

2 feature sash windows to front offering outstanding views across Porthminster Beach and towards Godrevy Lighthouse. Feature period fire surrounds with living flame gas fire inset. Cornicing. Wall lights. Return door to reception hall.

### Bedroom 6 4.0m x 3.1m

Carpet. Radiator. Sash window to front aspect offering outstanding marine and coastal views across Porthminster Beach and towards Godrevy Lighthouse. Dado rail. Picture rail. Ornate coving. Fitted wardrobe. Door into:

### En Suite Shower Room

Carpet. Low level W.C. Corner shower cubicle. Pedestal wash hand basin. Extractor fan.

### Bedroom 7 3.6m x 3.3m

Carpet. Radiator. Built in wardrobe. Sash window to rear aspect. Picture rail. Dado rail. Door accessing:

### Bar Area/Sitting Room 6.2m x 3.4m

Carpet. Feature fireplace with tiled hearth and mantle above. Picture rail and dado rail. Fitted seating area. Bar area. Double opening doors opening into:

### Kitchen 5.1m x 2.6m

Laminate floor covering. Range of base level units and drawers offering rolled edge work surfaces above with recesses below for a dishwasher. Integrated four ring hob with free standing cooker and oven to side. Tiled splashbacks. Velux window. Integrated stainless steel sink drainer. Range of eye level units currently housing American style fridge/freezer. Stable type door accessing rear patio garden. Wall mounted consumer unit.

### Sitting Room 6.4m x 3.1m max

The sitting room is accessed via stairs from the bar area and offers a carpet. Double glazed patio doors opening onto rear patio garden that gives further access to the lawned and terraced gardens. Glazed windows to side aspect. Window to rear. Exposed stone wall. Dado rail. Returning from the reception hallway there is a door accessing a basement that is currently arranged and used as the owners accommodation.

### Basement

Returning from the reception hallway there is a door accessing a basement that is currently arranged and used as the owners accommodation.

### Living room/office area 3.4m x 3.0m

Carpet. Textured ceiling. Door into:

### Bedroom 1 3.4m x 3.0m

Carpet. Radiator. Sash window to front aspect. Door accessing:

### Bedroom 2 3.3m x 7.0m

Carpet. Radiator. This has no window.

### Bathroom

Carpet. Twin gripped panelled bath. Low level W.C. Pedestal wash hand basin.

### Bedroom 3 4.3m x 3.3m

Carpet. Radiator. Glazed window to front aspect. Door accessing.

### En Suite Shower Room

Tiled floor. Pedestal wash hand basin. Low level W.C. Corner shower cubicle.

### Boiler room

This area creates an ideal storage area and offers a wall mounted gas combination boiler that has recently been installed.

### 1st floor landing

Carpet. Decorative ceiling cornicing. Linen cupboard. Ceiling arch. Door leading into:

### Bedroom 1 3.9m x 3.5m

Carpet. Radiator. Dado and picture rail. Loft access. Sash window to rear aspect. Door accessing:

### En-suite

Laminate floor covering. Pedestal wash hand basin. Low level W.C. Corner shower cubicle. Obscure sash window to side aspect.

### Bedroom 2 3.8m x 10

Carpet. Radiator. Dado rail. Picture rail. Coved ceiling. Sash window to front aspect with outstanding views across Porthminster Beach towards Godrevy Lighthouse. Built in wardrobes.

### En-suite

Tiled effect laminate floor covering. Pedestal wash hand basin. Low level W.C. Feature bath with shower above off mains. Extractor fan.

### Bedroom 3 3.2m x 10

Carpet. Radiator. Sash window to front aspect with views across Porthminster Beach towards Godrevy Lighthouse. Picture rail. Dado rail. Door into:

### En-suite

Carpet. Radiator. Pedestal wash hand basin. Low level W.C. Corner shower cubicle. Integrated ceiling spotlights. Extractor fan.

### Bedroom 4 3.8m x 10

Carpet. Radiator. Dado rail and picture rail. Coved ceiling. Sash window to front aspect with views across Porthminster Beach towards Godrevy Lighthouse.

### Bedroom 5 4.1m x 3.5m

Carpet. Dado rail. Picture rail. Sash

window to rear aspect. Two built in wardrobes. Door accessing:

## **En-suite**

Carpet. Low level W.C. Pedestal wash hand basin. Shower cubicle. Tiled splashbacks. Integrated ceiling spotlights.

## **Outside**

To the front of the property there is parking for 2/3 vehicles with a delightful granite entrance to the front door. To the rear there is an enclosed courtyard that is either accessed by the stable type door from the kitchen that gives access into a side freezer/store room that also gives access to the front of the building. There is an external laundry area where there is plumbing for an automatic washing machine. Delightful granite turning staircase rising from the courtyard that leads into a lawned area of garden that is predominantly laid to lawn with a decked area to the side that is accessed from the living room. Established palms. Flowering shrubs and ornamental trees including Australia Bottle Brush plants. To the side of the garden there is slightly raised paved terrace under a Pergola. To the rear there is gated access on to the car park where there is parking for up to ? vehicles.

## **Agent's note**

Subject to the relevant planning consents this property could provide a commanding development opportunity with all interested parties making their own enquiries via Penwith District Council.

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