

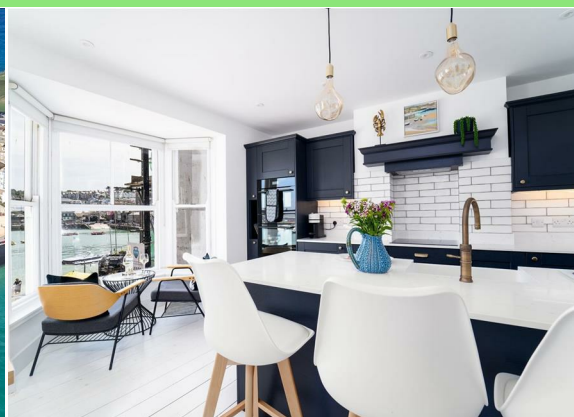
# The Wharf

St. Ives

TR26 1LP

Asking Price £800,000

- HARBOUR FRONT LOCATION
- STUNNING UNINTERRUPTED HARBOUR & BAY VIEWS
  - 3 BEDROOMS
- 2 ENSUITES & FAMILY BATHROOM
- LARGE KITCHEN DINING ROOM
- LIVING ROOM WITH BALCONY
  - SET OVER 4 FLOORS
- SUCCESSFUL HOLIDAY LET
- EXTENSIVELY REFURBISHED IN 2021
  - SCAN QR FOR MATERIAL INFORMATION



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# Tenure - Leasehold

## Council Tax Band - D

### Floor Area - 936.46 sq ft



3



3



2



D65

#### ST IVES

In recent years St Ives has become one of Europe's premier holiday destinations, famed not only for its beautiful beaches and coastal paths but also for the maze of narrow, cobbled streets packed with restaurants, galleries, cafés and local bars. There are five sandy beaches, including neighbouring Carbis Bay, three of which are award-winning, blue flag beaches; the coastal paths provide a treat for walkers and bird-watchers alike. St Ives is just 4 miles away from the A30 which links into all the major market towns and Cathedral city of Truro.

#### THE PROPERTY

Located on the harbour front and offering stunning, uninterrupted views out across the harbour, Pedn Olva point, Pothminster beach and across to Porthkidney Sands, The Towans and Gwithian. The home is presented to a very high standard following an extensive refurbishment. The accommodation is set over four floors. The newly-installed large, quality fitted kitchen/dining room creates a great family or entertaining room and offers excellent views into the harbour and beyond. The master suite is stunning, with a large ensuite bathroom with a free-standing copper bath where you are able to lie back and relax whilst looking across the harbour. The living room is located on the top floor with double-opening patio doors providing access out onto the decked balcony terrace where you are able to take in the full vista of the harbour and bay of St Ives.

#### ENTRANCE

Oak front door with central smoked-glazed porthole window, opening into:

#### RECEPTION HALL

Tiled flooring. carpeted stairs with hand rail to side rising to a half landing with doorway opening into a stairwell with carpeted stairs and handrail to side leading down into:

#### REAR PORCH/UTILITY AREA/BEACH CHANGING AREA

Tiled flooring. Plumbing for washing machine. Stable type door with central smoked-glazed porthole window opening onto the rear lane (perfect entrance/exit for the beach). Wall-mounted consumer unit and electric meter. Understairs storage area.

From the half landing are steps up onto the first floor landing which is carpeted. Carpeted turning stairs to the second floor with an under stairs storage cupboard. Doors opening into:

#### KITCHEN DINING ROOM

16'3" x 14'11" (4.95 x 4.55)

An 'L' shaped room. Refurbished, whitewashed, painted floorboards throughout. Radiator. Base level units and drawers incorporating an under counter freezer, fridge and wine cooler with stone workfaces above with integrated 4 ring AEG induction hob with extractor above. Eye level oven grill and combi microwave Stone upstands and tiled splashbacks. Breakfast bar area incorporating a Belfast style sink with Quooker integrated swan neck mixer tap above. Within the units below is an integrated dishwasher. Sash bay window to the front aspect offering the stunning views into the harbour and across the bay to Porthkidney Sands. Sash window in the dining area offering the stunning views across the harbour and bay.

#### BEDROOM

9'1" x 8'5" (2.77 x 2.57)

Refurbished, whitewashed, painted floorboards. Radiator. Sash window to the rear aspect. Built-in wardrobe with storage cupboard above and central display shelving. Downlights above the bed. Door opening into:

#### ENSUITE

Refurbished, whitewashed, painted floorboards. Corner crescent shower with sliding glazed doors and rainfall shower above with a separate shower hand attachment and tiled splashbacks. Dual flush low level W/C. Vanity hand basin set onto a slate-effect worktop with vanity mirror above. Obscure sash window to the rear aspect. Ladder towel rail. Extractor fan.

#### LANDING

From the landing area carpeted turning stairs rising up to:

#### SECOND FLOOR LANDING

Carpet. Storage cupboard housing the gas boiler and Megaflo hot water cylinder. Landing gives access to....

#### BEDROOM

10'2" x 8'5" (3.1 x 2.57)

Refurbished whitewashed, painted floorboards. Sash window to the rear aspect. Recess display shelving.

#### FAMILY BATHROOM

Refurbished, whitewashed floorboards. Dual flush low level W/C. Pedestal hand basin with vanity mirror above. Bath with antique-style mixer tap above with a separate shower hand attachment. Shower above with a glazed screen to the side. Tiled splashbacks Ladder towel rail. Obscure sash window to the front aspect. Extractor fan.

#### MASTER BEDROOM

14'8" x 10'6" (4.47 x 3.2)

Refurbished, white floorboards. Radiator. Bay sash window to the front aspect offering stunning views across the harbour of St Ives and Smeatons Pier and looking across the bay towards Porthkidney Sands and The Towans. Wall-mounted gas fire. Door opening into:

#### ENSUITE.

Refurbished, whitewashed, painted floorboards. Feature free-standing nickel bath. Low-level W/C. Pedestal hand basin with vanity mirror above. Sash window to the front aspect offering a stunning view across the harbour and bay and towards Porthkidney sands. Extractor fan.

#### LANDING

From the landing area are carpeted stairs rising up into:

#### LIVING ROOM

16'7" x 16'2" (5.05 x 4.93)

Refurbished, white, painted floorboards throughout. Radiator. Sash window to the rear aspect offering the classic St Ives view over the neighbouring rooftops. Double-opening doors leading onto:

#### BALCONY/SUN TERRACE

5'11" x 5'0" (1.8 x 1.52)

Composite decking with stainless steel surrounds and glazed inset below. The view from the balcony/terrace is outstanding, taking in the full vista of St Ives harbour and across to Pedn Olva point. Porthminster beach and Porthminster point. Porthkidney Sands and across the Towans at Hayle.

#### HOLIDAY LETTING

The current owner uses the property as a successful holiday let with the following income:

2022/23 - £67,400 // 2023/24 - £64,300 // 2024/25 - £65,300

Viewings can only take place on either changeover or unlet days. Before travelling to the area to view please ensure that you have contacted our office and pre-booked your viewing appointment. Fixtures and fittings are available by separate negotiation.

#### LEASE DETAILS

Lease - 999 years from 1st January 2011

Ground Rent - £50 per annum

Buildings Insurance - around £1,800 per annum payable to the freeholder.

No pets are allowed as part of the lease.

#### SERVICES

The property is connected to mains electricity, gas, water and drainage. It falls within Council Tax Band D.

#### PARKING

There is no allocated parking for the property however the owner currently rents a parking space at St Ives Rugby Club.

#### DIRECTIONS

The property can be located along The Wharf directly behind the slipway down to the beach and on the corner where Back Lane, Church Street and The Wharf connect. A member of the team will be there to meet you. It is advisable, especially during busy periods, to park outside the town and then to walk to the property for ease.

#### AGENTS NOTE

The owner is in the process of replacing all the front wooden sash windows with hardwood double glazed windows that have been ordered as they need to be bespoke manufactured and will be fitted in September 2026.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Leasehold

Lease length: 999 years remaining (985 years from 2011)

Ground rent: £50 pa

Lease restrictions: Standard tenant covenants given to the landlord about upkeep in Lease. DOV entered into in August 2023 to provide clarity on the demise layout which had altered under the previous ownership.

Whilst no formal service charge - there is an annual insurance charge payable for the Buildings insurance to the landlord representing 2/3 of the annual charge. Last payment in September 2024 was £1,857.

Property type: Maisonette

Property construction: Standard undefined construction

Energy Performance rating: D65

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

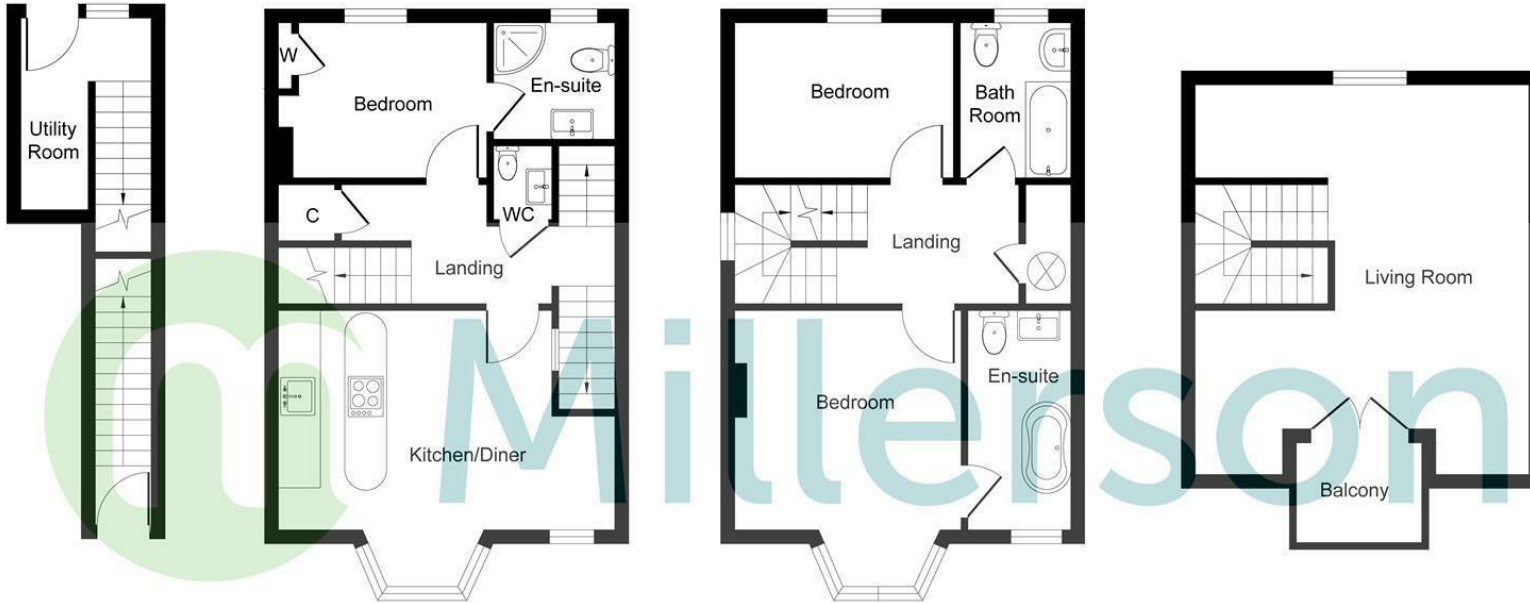


Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: No broadband connection  
Parking: None  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

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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.





Ground Floor

First Floor

Second Floor

Third Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Contact Us On The Details Below To Arrange A Valuation

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