



10 Park Avenue, St. Ives, Cornwall

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

10 Park Avenue, St. Ives, Cornwall, TR26 2DN

An exquisite three-story, four en suite bedroom renovated Victorian townhouse, with sea views

0.3 miles St. Ives Harbour, 4.5 miles A30, 24 miles Truro, 39 miles Cornwall Airport

Living room | Kitchen/dining room | Principal bedroom suite | Three further double bedrooms with en suites | Landscaped terraced rear garden | EPC Rating D

The property

This exquisite three-story Victorian townhouse has been recently and extensively renovated to an exceptional standard, seamlessly blending classic elegance with modern luxury. Located in a highly sought-after area, moments from the seafront, this four double bedroom, four en suite residence showcases a high specification finish and sophisticated style throughout.

The ground floor comprises a grand lounge that epitomizes the refined elegance, with its soaring 9'7" ceilings, engineered oak flooring, and a beautiful bay window that floods the room with natural light. A wood burner with an ornate surround and period-style radiators enhances the room's period charm.

Beyond the lounge is the focal entertaining space, a superbly designed kitchen dining room. Adorned with dark blue cabinetry and pristine white granite worktops, the kitchen offers both style and functionality. A central island with a breakfast bar is perfect for casual dining, while integrated Neff appliances ensure a premium cooking experience. Skylights brighten the space, and the porcelain tiled floor, complete with underfloor heating, adds a luxurious touch.

To the first floor is the stylish principal bedroom suite, a sanctuary of comfort and style. This expansive room features a charming bay window and balcony, offering fantastic sea,

harbour and harbour views. A walk-in wardrobe provides ample storage and a large en suite with bath and double shower and rainfall shower head is fitted to the highest standards. A further double bedroom is located to the rear, boasting an en suite shower room.

The upper floor is home to two further double bedrooms, both of which with beautiful ensuites. The front bedroom offers great views of the town and sea whilst the rear bedroom, equally well-appointed, gives direct access to the upper garden terraces.

Outside

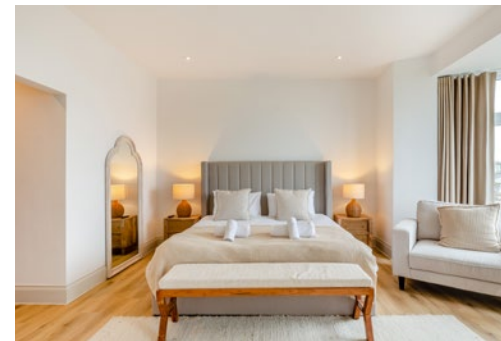
The multilevel terrace rear garden with power and lighting, beautifully paved and landscaped invites outdoor dining whilst gazing across the rooftop to a mesmerizing view of the beautiful of St. Ives Bay.

Location

Situated just a moments stroll from the waterfront in St. Ives, this beautiful seaside town is renowned for its artistic community, stunning beaches, and picturesque harbour. It's famous for its clear light, which has attracted artists for centuries, famously including Barbara Hepworth.

There are a choice of beaches including Porthmeor, popular for surfing and Porthminster, known for its golden sands and calm waters. The maze of cobbled streets are lined with shops, art galleries, cafes, and restaurants offering locally sourced seafood and Cornish delicacies. Fine dining at The Ugly Butterfly by Adam Handling is close by in Carbis Bay. The iconic Tate St. Ives gallery overlooks Porthmeor Beach, showcasing contemporary art alongside pieces inspired by the local landscape.

Truro, approximately 24 miles away, offers the county's leading scholastic, business and shopping facilities. The city also has a main line railway station to London Paddington whilst Newquay Airport on the north coast offers daily scheduled flights to London Gatwick Airport as well as departures to several other national and international destinations.





House internal area 1,864 sq ft (173 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

What3words: ///perfumes.global.tunnel

General

Local Authority: Cornwall Council
Services: Connected to mains water, drainage, gas and electric
Council Tax: Band D
Tenure: Freehold
Guide Price: £850,000

Cornwall

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