



Harbour Crest
2 St. Peters Street, St. Ives, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Stunning coastal three bedroom lock up & leave in the heart of St. Ives.

A beautifully renovated three bedroom property arranged over three floors, 50 meters from the hustle and bustle of St. Ives harbour front with stunning views and south facing roof terrace.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



2 BALCONIES



FREEHOLD



TOWN/COASTAL



882 SQ FT



£825,000



The property

Extensively renovated with great quality and style, this charming, granite and slate hung three bedroom property is arranged over three floors with two balconies offering wonderful views. Once home (1904-1994) to John T Barber, Cornish bard and poet, Harbour Crest is situated on the corner of St. Peters Street and Fish Street, recognised as probably the oldest street in St. Ives, a mere 50 meters from the hustle and bustle of the stunning sea front.

Entering to the first floor, steps lead up to a spacious inner hall with generous storage and opening to the principal bedroom with tastefully appointed shower room ensuite. The second floor comprises the family bathroom and two further bedrooms, both seaward facing with the first of two balconies highlighting the harbour views.

The impressive upper floor is a wonderful triple aspect open plan kitchen living room, with excellent natural light and sizeable picture window framing the expansive views across the town, beach and harbour

front. Sliding doors access further outside space with the south facing balcony/roof terrace boasting a panoramic view of St. Ives all the way to Gwithian Beach.

This incredible low maintenance and centrally located property is the perfect lock up and leave but would equally make a great coastal home or investment.

Outside

The property benefits from two outside areas to sit and enjoy the views and sound of the sea, which for this area of central St. Ives, it is very hard to come by. The smaller balcony enclosed by open railings to maximise the view is accessed via the middle floor bedroom/study whilst the larger balcony opens from the kitchen/living room. Enclosed by a low level wall and glass balustrade, it is a well sheltered, south facing sun trap, perfect for alfresco dining with a fabulous view.



Location

Situated just 50 meters from the waterfront in St. Ives, renowned for its artistic community, stunning beaches, and picturesque harbour. It's famous for its clear light, which has attracted artists for centuries, including luminaries like Barbara Hepworth.

The town is dotted with galleries, showcasing a diverse range of works inspired by its coastal beauty. St. Ives also boasts beautiful sandy beaches, including Porthmeor Beach and Porthminster Beach.

The maze of cobbled streets are lined with shops, cafes, and restaurants offering locally sourced seafood and Cornish delicacies. The iconic Tate St. Ives gallery overlooks Porthmeor Beach, showcasing contemporary art alongside pieces inspired by the local landscape. It's a vibrant and cultural hub, attracting visitors from around the world.

Nearby Carbis Bay is a picturesque seaside village with a stunning sheltered beach popular with paddle boarders and kayakers. There is a choice of dining from Walter's On The Beach and The Carbis Bay Hotel to fine dining with Ugly Butterfly by Adam Handling.

Truro, approximately 23 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.



Distances

- Carbis Bay - 1.5 miles
- A30 - 4.5 miles
- Truro - 26 miles
- Cornwall Airport (Newquay) - 39 miles

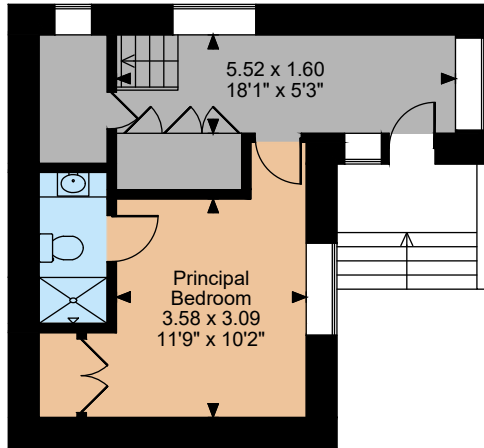
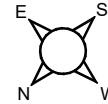
Nearby Stations

- St. Ives Train Station - 0.5 miles

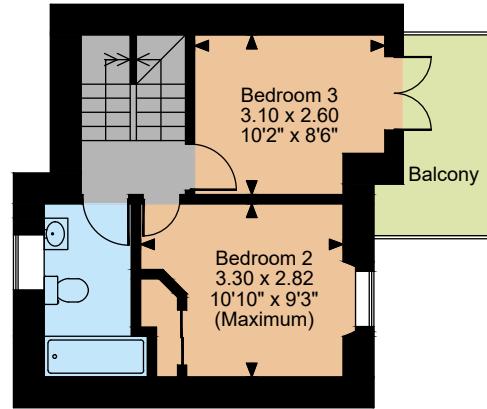
Key Locations

- Harbour front - 50 meters
- Porthmeor Beach - 150 meters

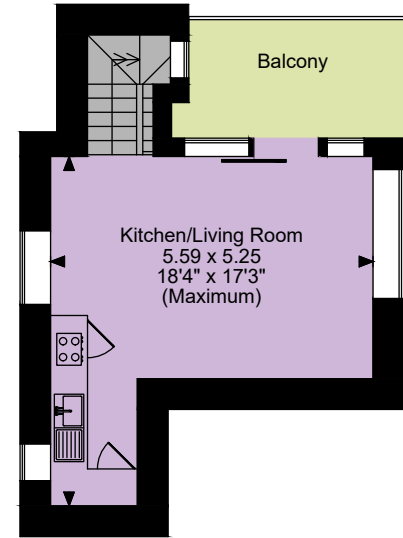




First Floor



Second Floor



Third Floor

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

House internal area 882 sq ft (82 sq m)

Balcony area 135 sq ft (13 sq m)

For identification purposes only.

Directions

TR26 1NN

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General

Local Authority: Cornwall Council

Services: connected to mains water, drainage and electric

Council Tax: Band B

Tenure: Freehold

EPC Rating: C (69)

N.b. The Freehold includes the ground floor commercial space which is on a 999 year lease. The commercial space is available for sale by separate negotiation.

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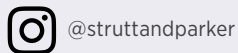
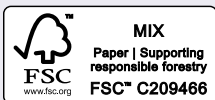
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