



Santa Lucia, 6 West Place, St. Ives, Cornwall

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Santa Lucia, 6 West Place, St. Ives, Cornwall, TR26 1JF

A wonderfully creative and deceptively spacious home with off street parking, sea views and a delightful garden.

150 yards Porthmeor Beach, 300 yards Harbour Front, 1.5 miles Carbis Bay, 4 miles A30, 39 miles Cornwall Airport

Entrance hall | Bedroom | Shower room | Utility
Kitchen | Living/dining room | Study | Studio/
office | mezzanine | Balcony | W/C | Bedroom
Bathroom with dressing room | Loft bedroom
Driveway for 2 cars | Rear garden

EPC Rating - D

The property

An intriguing masterpiece of architectural creativity striking a wonderful balance between period detailing and bold yet elegant luxurious rustic style. Our clients have showcased their architectural skill, transforming an old artists studio and extensively renovating a 1890's property, now presenting as a deceptively spacious three doubled bedroom home with a selection of imaginative reception rooms, with a feel of nostalgia to its previous studio roots.

Approaching from the private driveway which provides off street parking for two vehicles, the entrance hall opens to a double bedroom with box bay window and stylish shower room beyond. The rustic burnished concrete floor and semi-industrial style micro-cement finish for the double shower boasts superb bold style which continues throughout the home. The corridor opens to the socially positioned kitchen with a superb atrium lightwell, complete with 5 ring gas hob, double oven and dishwasher, finished with oak worktops and a fashionable concrete worktop on the central island. The adjacent utility/laundry room offers an impressive amount of useful storage.

The contrasting ages of the home are displayed as you enter the rear living area, with a fantastic exposed stone wall, open fireplace, grand tall ceilings and detailed cornicing. Double doors open to the rear garden, with this modern box bay feature continuing to the first floor.

The first floor gets rather interesting, charmingly feeling like an artists studio loft. With split levels, vaulted ceilings and exposed beams, quirky ladder accessed mezzanine, plus study, leading to a studio/office with creative workspace recesses and large living area enjoying sliding door access to a private balcony and sea views. Sheltered by the front garden cherry tree, it is a relaxing spot for the afternoon sun.

The views, natural light and possibilities for these rooms feel endless. Also to this floor is a strikingly finished bathroom with separate double shower and adjoining dressing. Adjacent to one side is a further w/c and to the other, a dual aspect double bedroom with box bay seating area.

Upper floor consist of a dual aspect bedroom with fantastic expansive views, across the town, to Carbis Bay, Hayle all the way to Trevose Lighthouse one direction and across Porthmeor to Clodgy Point to the other.

Outside

Accessible from Clodgy View is private off road parking for two vehicles, an incredibly practical and valuable asset this close to the town. A wonderful, mature cherry tree creates an attractive approach and adds great privacy.

The traditional front access is from Bowling Green Terrace, incredibly peaceful and private, this south facing garden is an absolute delight. Our clients have carefully created a little oasis in the heart of St. Ives, thoughtfully designed with terracing, mature borders and trellis for privacy and arbour seating area. There are climbing roses, passion fruit and clematis amongst bay, olive and mimosa trees with beautifully a beautifully scented rose hedge and honeysuckle flowers.





Location

Situated just a moments stroll from the waterfront in St. Ives, renowned for its artistic community, stunning beaches, and picturesque harbour and famous for its clear light, which has attracted artists for centuries, including luminaries like Barbara Hepworth. The town is dotted with galleries including the iconic Tate Gallery overlooking Porthmeor Beach, showcasing contemporary art alongside pieces inspired by the local landscape. 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. It's a vibrant and cultural hub, attracts 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.







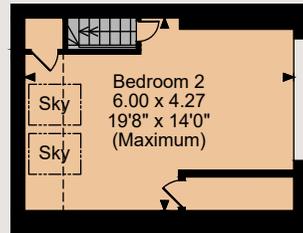
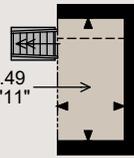




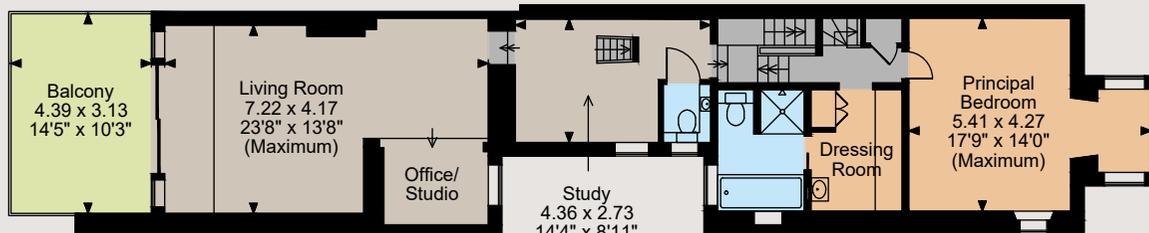
Santa Lucia

Floorplans
House internal area 2,122 sq ft (197 sq m)
Balcony area 149 sq ft (14 sq m)
For identification purposes only.

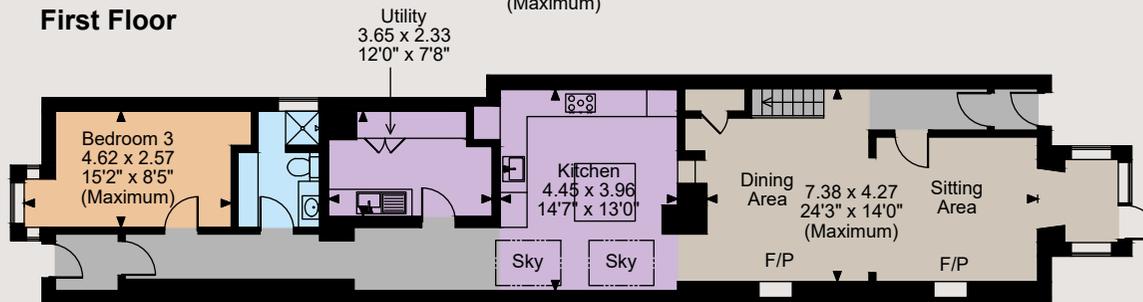
2.72 x 1.49
8'11" x 4'11"



Mezzanine Second Floor



First Floor



Ground Floor

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

☐☐☐ Denotes restricted head height

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Directions

What3words ///performed.obscuring.prowl

General

Local Authority: Cornwall Council
Services: Connected to mains gas, electric, water and drainage.
Council Tax: Band D
Tenure: Freehold
Guide Price: £1,050,000

Cornwall

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