



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9317

£350,000

The Apartment,  
17 Fore Street, St Ives, Cornwall, TR26 1AB

LEASEHOLD



In the heart of St Ives, on the favoured harbourside of its main shopping thoroughfare, an exquisitely presented 1 double bed roomed maisonette apartment enjoying spectacular views over the harbour, Smeatons Pier and out into St Ives Bay, lavishly appointed to the highest of specifications which will no doubt satisfy the most discerning of prospective purchasers. Comprising a beautifully presented, large double bedroom, stunning contemporary shower room and open-plan top floor living/dining room/kitchen under vaulted ceiling, enjoying a spectacular panoramic view. Ideal as a main home, holiday letting opportunity or bolthole in a highly sought after central position.



### **SUMMARY OF ACCOMMODATION**

Hardwood front door opens from recessed open air covered porch to staircase ascending to the first floor.

**First Floor:** landing with window seat and sea view, 1 large double bedroom, shower room.

**Top Floor:** vaulted open-plan sitting/dining room/kitchen with Juliet balcony and harbour views.

### **DESCRIPTION**

17 Fore Street is an extraordinarily well cared for and attractive, non-Listed building in the heart of St Ives town centre, on its main shopping thoroughfare. On the top two floors is the most exquisitely presented one bedroomed maisonette apartment, from which there are fantastic, panoramic views across St Ives harbour, over Smeatons Pier and out into St Ives Bay beyond, framed by the golden sandy beaches of Gwithian, Porthkidney Sands and the Hayle Estuary.



The present owners have undertaken a thorough, comprehensive and exquisite scheme of modernisation and improvement throughout, with the interior design under the watchful eye of Studio Marin, with the refurbishment including replacement contemporary charcoal coloured sliding sash windows, repointed and decorated main façade, re-slatted roof, rewiring, replumbing and underfloor heating throughout the apartment, as well as a total refit of the apartment itself which comprises a large open-plan living/dining room/kitchen with open vaulted ceiling on the top floor, flooded with natural light from two broad Velux windows, two sash windows to the front and a fully double glazed door to the rear elevation opening to a Juliet balcony enjoying the very best of the elevated harbour views. Bespoke fitted kitchen with solid marble worktops over navy colour painted door and drawer units with gold effect handles, hinges, shelving mounts and mixer tap and a range of integrated Neff appliances including oven, induction hob, slimline dishwasher and fridge with freezer compartment. A feature Stovax Clearview log burning stove mounted on a stone hearth plus built-in feature dining bench seating with concealed storage, all lit by complementary mood lighting, downlighters and spotlights.

There is a large double bedroom, positioned to the front of the property, again very spacious with contemporary panelling, lit by two tall uPVC sash windows to the front, concealed storage cupboard plus a fitted wardrobe with hanging, shelving and built-in lighting. The shower room has been beautifully refitted with contemporary mosaic tiling, with high quality Geberit sanitaryware with a concealed wc, wall mounted wash hand basin and glazed walk-in shower enclosure with matt black contemporary handles, shower head with a matt black heated towel rail. From the landing leading up to the apartment, an equally impressive harbour view can be enjoyed from the cosy window seat.

It cannot be overemphasised the scarcity of such opportunities in the heart of this iconic seaside town, to have an apartment finished to the highest of standards in a convenient, central location, enjoying a spectacular panoramic view. Positioned right in the heart of the

hustle and bustle and with a wide array of golden sand beaches and commercial facilities on your doorstep in arguably Cornwall's most vibrant seaside town.

## **LOCATION**

St Ives has long been a very popular coastal holiday resort and also has a thriving local community with a picturesque harbour, sitting just below the property, still called home by an active fishing fleet. Many of the buildings around the harbourside and its beach are now cafes, pubs and restaurants, making this a very vibrant part of the town, twinned with being blessed with several golden sandy beaches which enjoy good surf and bathing conditions. Fore Street is the principal shopping thoroughfare within the town centre, set just behind the wharf and harbourside and has a range of well known national high street brands, as well as a wide array of boutique sole traders.

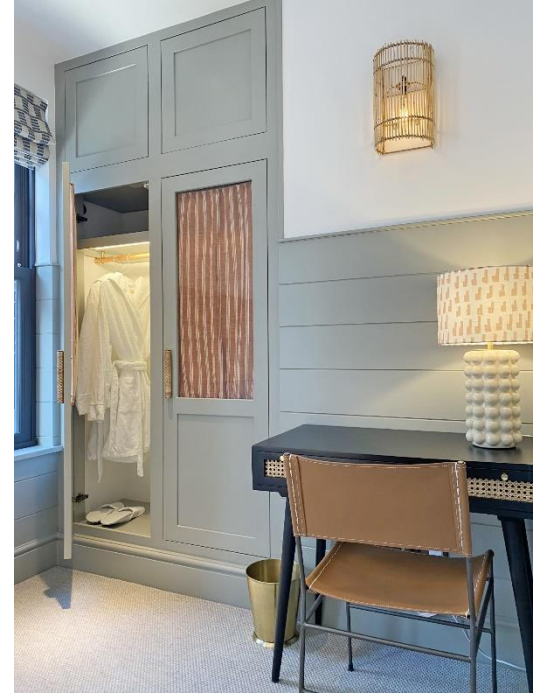
St Ives is also famous for its artistic community with the well frequented Tate St Ives, Barbara Hepworth Museum, as well as many art galleries. St Ives enjoys excellent road links to the A30, being Cornwall's main arterial road, providing a swift link all the way to Exeter where it joins the motorway network. There is a mainline station in the nearby village of St Erth and a branch line link from St Ives to St Erth providing access onto the London Paddington line.



## **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Behind a beautiful brass gate, opening into a small mosaic tiled vestibule, a hardwood painted front door opens into the initial stairwell which ascends to the first floor of the building. From this landing there is a broad window seat beneath a large fixed pane double glazed window, enjoying the most spectacular view over the rooftops into St Ives Harbour, across Smeatons Pier and out into St Ives Bay. The landing provides access into the large double bedroom, shower room and staircase continuing to the top floor.

**BEDROOM – 13' x 12'9" (max measures).** A beautifully presented double bedroom with two tall uPVC sash windows in a charcoal colour to the front, flooding the bedroom with the evening sunlight. Complemented by feature panelling with matt black light switches and sockets with further feature shelving for pictures, ornaments, etc. Further lit by two feature pendant bedside lights, plus a feature wall light and further inset LED downlights. Fitted wardrobes with glazed doors opening to a built-in wardrobe providing hanging rail space with further shelving above.



**SHOWER ROOM.** Beautifully appointed with dusky pink marble tiling, mismatching with navy blue ceramic subway tiling in a very contemporary style, with the shower room itself offering high quality Gerberit sanitaryware including a low level concealed flush wc, feature wall mounted wash hand basin with matt black taps and a glazed walk-in shower with matt black rainfall shower head and separate handheld attachment. Heated shower tray, matt black wall mounted ladder style heated towel rail. Lit by inset LED downlights and a feature light above the sink.

From the landing, stairs ascend to the top floor:-

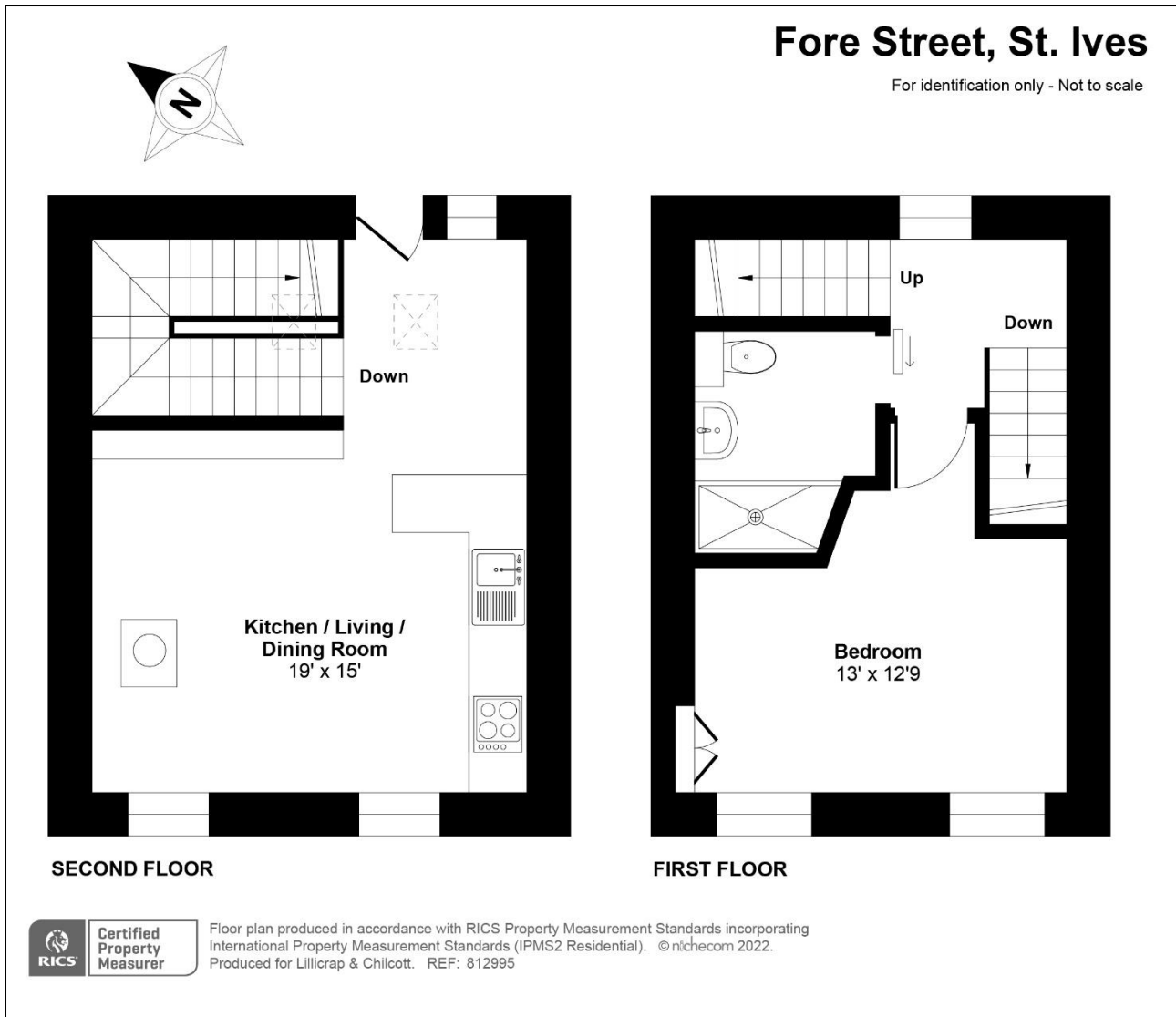
**OPEN-PLAN SITTING / DINING ROOM / KITCHEN – 19' x 15' maximum measurements under a 12'1" vaulted ceiling with exposed A-frames.** Under two large Velux windows, with two further uPVC charcoal sash windows to the front and a door and separate window, opening to a Juliet balcony, at the rear providing spectacular elevated views over St Ives Harbour below, Smeatons Pier and out into St Ives Bay framed by the golden sands of the north Cornish coast. The living accommodation is clearly arranged into distinct areas, a cosy seating area with feature built-in TV, a Stovax Clearview woodburning stove set on a stone plinth with a painted panelled chimney breast behind plus a separate built-in dining/seating area with bespoke charcoal painted dining benches around a freestanding



table, the dining benches also providing concealed useful storage, this is positioned towards the rear of the apartment therefore having the best of the views. This through to the bespoke fitted kitchen with high quality marble worktops, a range of fitted base units, fitted appliances including a Neff oven, Neff induction hob and slimline Neff dishwasher plus a further Bosch undercounter fridge with freezer compartment. All of which is lit by feature LED lighting.



**Not to scale – for identification purposes only.**



## GENERAL INFORMATION

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR26 1AB.

**SERVICES** – Mains water, drainage and electricity.

**COUNCIL TAX BAND** TBC (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE** – Leasehold – Upon the sale of the apartment, a new 999 year Lease will be created.

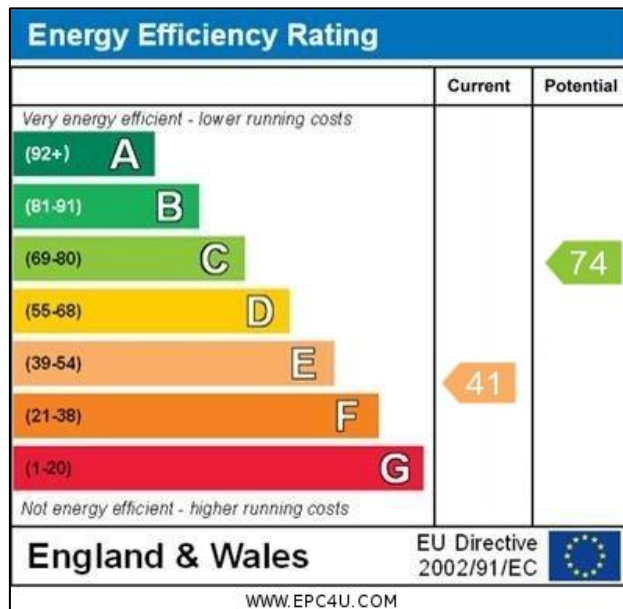


**DIRECTIONS** – We would recommend that all parties park in one of the many car parks within the town centre and make their way to the property viewing on foot. Please see the attached town map but note that Fore Street is the main shopping street within the heart of the town centre, set one road behind the harbourside. No. 17 is found closest to the end of Fore Street, near the iconic church.

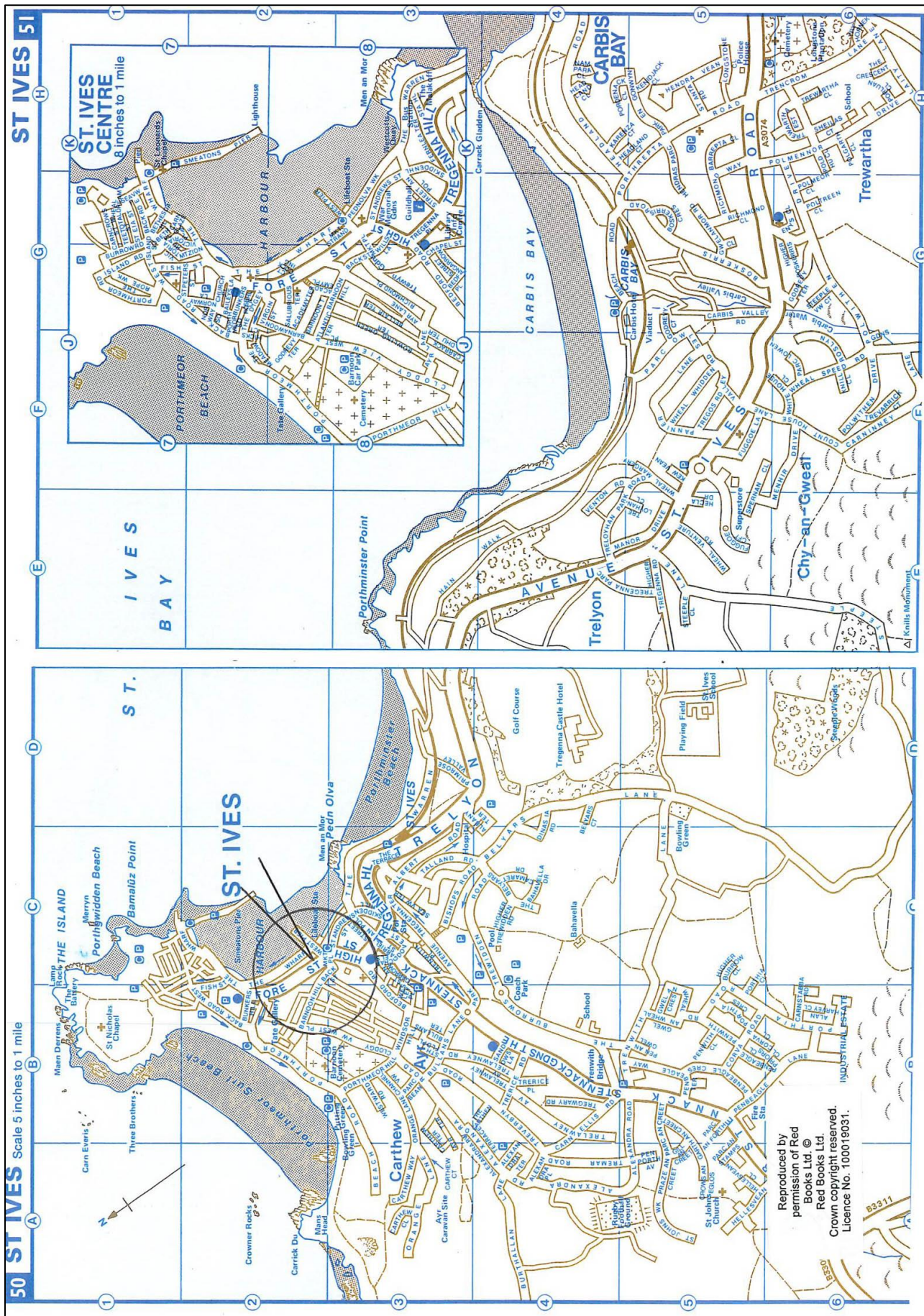
**AGENT’S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme







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