



COMPASS HOUSE

PORTHMINSTER BEACH, PRIMROSE VALLEY, ST IVES, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT





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Porthminster Beach, Primrose Valley, St Ives, Cornwall

In a simply mesmerising, world class position above one of Cornwall's most desirable and sought after golden sandy beaches, a short walk from St Ives iconic harbourside, with a spectacular panoramic vista from St Ives harbour across St Ives Bay, an iconic detached home boasting awe inspiring views over the beach below. Comprising meticulously appointed 3 bedroomed beachside accommodation, and low maintenance gardens, a stones throw from the beach, to be sold in true turnkey order.

SUMMARY OF ACCOMMODATION – In all, 1,046sq.ft. plus 57sq.ft. outbuilding

Ground Floor: steps ascend from the beautifully planted front garden to a triple aspect conservatory/dining room commanding the best of the views, broad living room, fully fitted kitchen, rear hall, 2 double bedrooms, bathroom and separate wc plus storage cupboards.

First Floor: staircase ascends from the glazed porch/dining room to a triple aspect third double bedroom overlooking both the beach and the rear terraced garden.

Outside: beautifully planted terraced garden to front, plus raised deck to rear with beach and sea views. Shed plus undercroft store room.



Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com



LOCATION

Compass House is situated in a prime location within St Ives, commanding stunning sea views yet just a short walk to the town centre and the harbourside giving access to the beaches, shops, cafés and galleries. Porthmeor surfing beach is only a few minutes away and enjoys some of the best surfing conditions in Britain. The more sheltered and relaxed Porthminster Beach is also only a short distance away and hosts the St Ives Food and Drink Festival every year.

St Ives has a large range of local restaurants, cafes, galleries, jewellers and other specialist shops as well as doctors, dentists, schooling, local supermarkets and a sports centre with indoor swimming pool. There is also a Tesco superstore just outside of the main town as well as a Marks & Spencer, Boots and Next just a few miles away.

Beautiful coastal walks lead away from either side of St Ives along the South West Coast Path around rugged headlands leading to other less known beaches. Also, nearby is Tregenna Castle Resort which has a wide range of facilities including hotel, gym, spa, tennis and squash courts, indoor and outdoor swimming pools and a golf course. A further links golf course can also be found at nearby Lelant.

Regular buses serve the town and it has its own branch railway line within walking distance of Chy Kensa, linking to the main Penzance to Paddington line allowing simple trips to London. The A30 runs within a few miles of St Ives and joins the motorway network at Exeter.





DESCRIPTION

Compass House is without doubt one of St Ives Bay's most perfectly situated homes, sitting above the iconic golden sands of Porthminster beach with a panoramic vista from St Ives harbour itself, across Smeaton's Pier and across the breadth of St Ives Bay and its turquoise bathing waters, wrapping around Cornwall's north Cornish coast at Gwithian to Godrevy Lighthouse and on to Trevoze Head in the distance.

Compass House is a widely recognised iconic home, above the highly regarded Porthminster Beach Café, Cocktail and Gin Bar and beach shop, with the beach itself 'a stone's throw away'. The house offers beautifully appointed and perfectly orientated accommodation, all of which designed to maximise the beachside panorama on offer, with a scheme of décor throughout akin to its location.

The beachside promenade beneath the house wraps around Porthminster beach, passing the town centre train station and into the heart of St Ives itself and its world renowned sheltered sandy harbour, lined with an array of boutique and chain stores and some of the county's finest eateries, all just a short walk away.

Steps ascend from the front garden into a triple aspect porch/dining room which enjoys the very best of the views on offer and floods natural sunlight into the inner, original broad sitting room. That too, offers some sensational sea views across St Ives Bay, beautifully appointed with high ceilings and painted panelled walls. A fully fitted kitchen, and two double bedrooms on the ground floor, both of which with beach views and fitted wardrobes. Completing the ground floor, a nicely appointed family bathroom and separate wc with useful storage cupboards.

Steps ascend from the entrance porch/dining room to the only room on the first floor, a sensational triple aspect double bedroom offering a true 'lookout' across the beach and St Ives Bay below, plus view overlooking the terraced rear garden.





THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

A flight of steps ascend from the front garden to an almost fully glazed front door, which in turn opens through to the:-

CONSERVATORY / DINING ROOM – 20'10" x 10'4 (max). A truly spectacular room, glazed on three sides with a panoramic view across the beach below and into St Ives Bay. A pair of glazed doors open through into the sitting room, plus a door to the stairwell ascending to bedroom 3. Two radiators.

LIVING ROOM – 17'7" x 11'1". A beautiful, cosy reception space, flooded with light from a high level Velux window in a part canopied ceiling, with views into St Ives Bay through two sets of casement windows and the glazed French doors. A lovely room with painted panelled walls and exceptionally tall ceiling height, with a feature fireplace with painted mantel and surround on a stone hearth. Two radiators. A doorway leading through to a rear bedroom hall, plus access into the:-

KITCHEN – 8'11" x 8'11". Beautifully appointed with an array of off white fronted matching fitted wall and base units, with door leading out to and window overlooking the rear garden. Fitted with an integrated Neff electric oven, four ring Neff gas hob and stainless steel extractor fan over, with a single bowl stainless steel sink and drainer and undercounter space for further appliances. Radiator.

REAR HALL. Serving both double bedrooms and the family bathroom, with useful lockable storage cupboards and space and plumbing for washing machine/dryer.

BEDROOM 1 – 15'10" x 11' (max). A stunning, dual aspect double bedroom, positioned to the front of the house with a walk-in bay window overlooking the beach and St Ives Bay below. Two fitted wardrobes providing hanging and shelving space. Two radiators.

BEDROOM 3 – 11' x 9'3". Another very good sized dual aspect double bedroom, with broad double glazed window to the side overlooking Porthminster beach and into St Ives harbour. A good sized bedroom with fitted wardrobe providing hanging and shelving space. Radiator.

FAMILY BATHROOM. Comprising pedestal mounted Berlington wash hand basin, panelled bath with mixer shower over and low level flush wc, with Metro tiling to splashback areas and an obscured glazed window to the rear. Inset downlighters. Radiator. Storage cupboard plus a:-

SEPARATE WC. Comprising low level flush wc and a radiator.

From the entrance porch/dining room, a stairwell ascends to:-

BEDROOM 2 – 15'8" x 8'5". A truly sensational triple aspect room with uninterrupted panorama across Porthminster beach and St Ives Bay framed by the north Cornish coastline at Gwithian and on to Godrevy Lighthouse. Two radiators.

Compass House

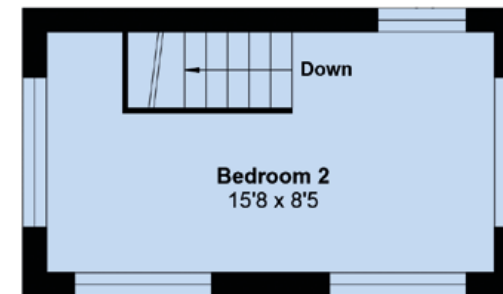
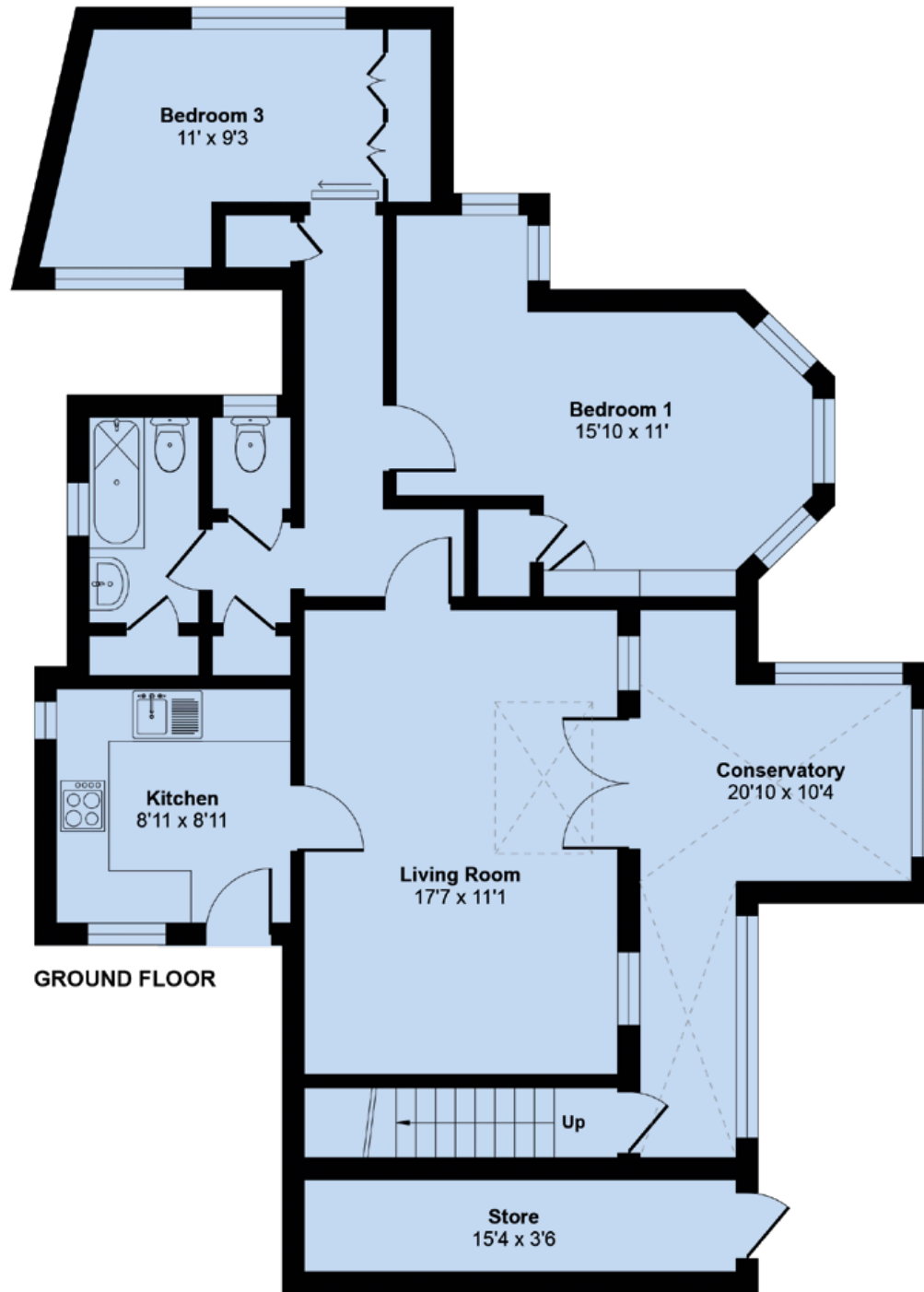
Total Approx Floor Area:

Main House: 1046 sq ft / 97 sq m

Outbuilding: 57 sq ft / 5 sq m

Total = 1103 sq ft / 102 sq m

For identification only - Not to scale.



OUTSIDE

To the front, a painted timber gate opens from the beachside promenade to turning steps which ascend to the front door, passing tiered low maintenance planted gardens with an array of grasses and hedging plants and specimen bushes, bordered by privacy hedging and a stainless steel and wire balustrade. The steps ascend to a broad paved terrace which spans across the front of

Compass House, with a further flight of steps up to the front door.

To the rear, a lower concreted courtyard ascends to a raised decked terrace garden, best positioned to enjoy the day's sunshine, also boasting a view out across St Ives Bay, interspersed with an array of planted beds and borders and a concrete hardstanding for a timber garden shed.





GENERAL INFORMATION

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

POST CODE – TR26 2EB.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – D
(see www.mycounciltax.org.uk).

DIRECTIONS – Proceeding from the A30, follow all signage into St Ives town centre, passing through Lelant and Carbis Bay. After reaching St Ives passing the entrance to Tregenna Castle on the left hand side, the road will begin to bend downhill towards St Ives town centre. On the right hand side, a discreet signpost to Primrose Valley which if descended will take you to the

head of Porthminster beach, with Compass House on the right hand side.

FOR VIEWING – We would recommend passing the turning to Primrose Valley and heading into St Ives town centre itself, where parking is readily available in a number of public car parks. Proceed on foot eastwards out of the town along the beachside promenade passing the railway station and Compass House can be found at the head of the beach just above the Porthminster Beach Café.

AGENT'S NOTE 1 – 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.

AGENT'S NOTE 2 – Please note that Compass House is let successfully through Cornish Gems and that bookings remain in place for the residue of the 2023 summer season and that

completion of any sale cannot take place until then.

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.



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