



£375,000 Guide Price

The Carracks, St Ives TR26 3AJ

Terraced House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Fabulous St Ives Location
- Contemporary Home Design
- Immaculate Throughout
- Ideal Second Home or Holiday Investment
- Light Open Living/Dining Room
- Large Well Equipped Kitchen
- Generously Sized Bedrooms
- Master En Suite
- Family Bathroom & Downstairs WC
- Private Parking Space
- Enclosed Front Garden
- Mains Water & Drainage
- Viewing Highly Recommended
- Council Tax Band : C

Property Description

Designed and built by Acorn Blue in 2017 using a palette of materials to settle this mews development into the beautiful Cornish landscape. All of the properties and gardens face toward Rosewall Hill, so that full advantage is taken of this Cornish area of Outstanding Natural Beauty. All Carrack properties are situated on a private road with a Cornish stone wall boundary. The Carracks is a very desirable development, perfectly placed to offer a breath-taking moorland outlook, yet within a mile distance is the picturesque harbour town of St Ives that hosts a world-renowned art centre, offers blue flag surf beaches and an abundance of cafes, restaurants and quaint retail shops. The location is as ideal for dog walkers and surfers as it is for those looking for the culture and vibrancy of the town.

Main Particulars

9 The Carracks is a stylish 3 bedroom terraced house with a considered contemporary interior. The accommodation comprises on the ground floor of an open and light living/dining room with access to the rear of the property, a well-equipped kitchen, large enough for a table and chairs, and a WC off. On the first floor, there are 3 good-sized bedrooms with a master en suite and a family bathroom.

To the back of the house, there is a small gravelled area, ideal for hanging wetsuits and storing surfboards. To the front, there is an enclosed lawned garden with a patio area offering room to sit and enjoy the stunning sunsets. Double wooden gates allow access to the garden for the parking of an extra vehicle if required.

The house is approached via a private road with a designated parking area, garden gate, and a path to the

Front door with porch canopy over, which opens into directly into

LIVING/DINING ROOM 5.87m x 4.65m (19'3" x 15'3)

The ground floor features a spacious and light-filled dual aspect living/dining room; the front aspect window offers views to Rosewall Hill, the rear aspect window offers views of a private well stocked raised rockery/flower bed and there is a half-glazed door to this perfect laundry drying area. Smoke detector. Downlighters.

From the living room, there are open stairs to the first floor with a lower front aspect window and an upper feature front aspect window.

Door to useful large understairs storage cupboard housing the electricity consumer unit and the downstairs underfloor heating manifolds.

KITCHEN 4.11m x 2.82m (13'6" x 9'3")

A front aspect window offers rural views to Rosewall Hill. This spacious and light kitchen has a range of matching white gloss handleless base and wall units, housing integral AEG appliances including dishwasher, washing machine, double oven, and four ring gas hob with extractor over. There is a stainless steel bowl and a half sink with a Corian drainer and matching worktops. Smoke detector. Downlighters.

CLOAKROOM/WC 0.90m x 2.25 (2'9" x 7'4")

Opaque window to the rear aspect. Cupboard housing Ideal wall mounted gas boiler. Hidden cistern WC. Wall hung wash hand basin with shelf over. Ceramic tiled floor and splashback. Extractor.

FIRST FLOOR LANDING

Access to the loft space. Smoke Detector. Cupboard housing underfloor heating manifolds for the first floor.

BEDROOM 1 (MASTER) 3.81m x 2.82m (12'6" x 9'3")

A front aspect window offers rural views of Rosewall Hill. Downlighters.

EN SUITE SHOWER ROOM 1.2m x 2.59m (3'9" x 8'5")

Opaque window to the rear aspect. Large walk-in shower enclosure with mains-powered rain head shower, handheld shower attachment, and glass screen/door. Concealed cistern WC. Wall hung wash hand basin with large mirror and shelf over. Ceramic tiled floor and walls. Extractor. Downlighters. Stainless steel towel warmer radiator,

BEDROOM 2 3.66m x 3.05m (12' x 10')

A front aspect window with views of Rosewall Hill. Downlighters.

BEDROOM 3 2.82m x 2.51m (9'3" x 8'3")

A rear aspect window that offers a different moorland perspective outlook. Downlighters.

FAMILY BATHROOM 1.7m x 2.3m (5'5" x 7'52)

Opaque window to the rear aspect. Bath with mains powered shower and glass screen over. Concealed cistern WC. Wall hung wash hand basin with large mirror and shelf over. Ceramic tiled floor and walls. Downlighters. Extractor. Stainless steel towel warmer radiator.

OUTSIDE

To the front, a wooden pedestrian gate gives access to the enclosed lawned garden which has a small patio area offering room to sit and enjoy the stunning sunsets and take in the views. Double wooden gates allow access to the garden for the parking of an extra vehicle if required.

To the back of the house, there is a small gravelled area, ideal for hanging wetsuits and storing surfboards.

AGENTS NOTE

All windows are uPVC double glazed and there is underfloor heating throughout.

The development is situated on a Private Road.

Management company fees per annum £165.00.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not specifically itemised within these particulars are deemed removable by the vendor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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