



£465,000 Guide Price

Trenwith Terrace St Ives

Terraced House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- FABULOUS CENTRAL ST IVES LOCATION
- STYLISH & CONSIDERED PERIOD TOWN HOUSE
- IDEAL FAMILY, 2ND OR UNIQUE HOLIDAY HOME
- CHARMING OPEN LIVING/DINING ROOM. KITCHEN WITH BREAKFAST BAR.
- 3 DOUBLE BEDROOMS (2 WITH VIEWS)
- LARGE PARKING SPACE & ENCLOSED TERRACE GARDEN
- RECENTLY UPDATED - NEW WINDOWS, DOOR, ROOFS & BOILER.
- VIEWING VERY HIGHLY RECOMMENDED
- COUNCIL TAX BAND C - EPC D - TENURE LEASEHOLD

## Main Particulars

No 18 Trenwith Terrace is a stylish and characterful terraced townhouse in an ideal location, close to St Ives town centre, beaches, and harbour, and has the fantastic benefit of a large private parking space, and an enclosed terraced garden space, perfect for summer evening barbecues - making it a perfect family, 2nd or memorable holiday home!

The stylish accommodation is set over three storeys and consists of, on the ground floor, an enclosed entrance lobby, an open plan living dining room, and a kitchen breakfast room. On the first floor, there are some sea and coastal views from the front of the house, two double bedrooms, and a large family bathroom. On the 2nd floor, there is an attic master bedroom with gorgeous views from a large (new) dormer window out over the town to the bay, lighthouses, and northern coastline.

Recently refurbished by the current owners - the work included new windows, back door, new main and flat roofs, a large new remote-controlled skylight in the kitchen, a new boiler, and an updated aerial/satellite system - viewing of this fabulous house to appreciate all it has to offer is highly recommended.

### THE ACCOMMODATION

An attractive half double-glazed front door opens into

#### ENTRANCE LOBBY

Pretty ceramic tiled floor. Coat hanging. Half-glazed door into

#### OPEN-PLAN LIVING DINING ROOM 5.94m x 4.19m (19'5" x 13'7")

Double-glazed sash window to the front aspect with a window seat. Feature fireplace with wood surround and mantle, slate hearth. Many lovely original architectural features including picture rails, retained arch, and recessed shelving with cupboards. Beautiful wooden floor. Open stairs to the first floor with a useful understairs storage cupboard. Radiator.

Arch through to

#### KITCHEN/BREAKFAST ROOM 4.08m x 3.16m (13'3" x 10'3")

A large remote-controlled Velux skylight lets in lots of natural daylight. Opaque fully double-glazed door to the rear access lane. A range of matching base units and drawers with an inset bowl and a quarter stainless steel sink and drainer and an integral dishwasher. 4 Ring gas hob with oven below. Tiled splashback. Breakfast bar. Utility area with cupboard housing the electric meter, worktop with space and plumbing under for a washing machine. Wall-mounted new gas combination boiler. Ample space for a large fridge freezer.

From the living dining room open stairs rise to the first floor half landing.

A step and half opaque glazed door to

### **BATHROOM 2.37m x 2.5m (7'7"x 8'2")**

Opaque double-glazed sash window to the side aspect. Bath with Victorian-style mixer tap and handheld attachment, separate shower enclosure with glazed folding door, and mains shower. Pedestal wash hand basin with tiled splashback and vanity unit. Low-level WC. Laminate floor. Radiator.

From the half-landing further steps to the

### **FIRST FLOOR LANDING**

The stairs to the first floor have an attractive original, tactile, handrail with simple elegant spindles.

Doors to

### **BEDROOM 2.94m x 2.5m (9'6" x 8'2")**

Large double-glazed sash window to the rear aspect. Laminate floor. Radiator.

### **BEDROOM 3.53m x 2.85m (11'8" x 9'3")**

2 Large double-glazed sash windows to the front aspect with views out over the town and some bay and sea views. Large built-in wardrobes with hanging rails and shelves over. Painted wooden floorboards. Radiator.

From the first floor landing there is a door, with a patterned glass borrowed- light over, which opens to the carpeted stairs which rise to

### **ATTIC MASTER BEDROOM 4.18M x 3.38m (13'7 x 11'0")**

This lovely light and airy bedroom has a large Velux window to the rear aspect and a dormer window to the front aspect with breath-taking views out into St Ives Bay, to Godrevy lighthouse, and along the coastline - it really does need to be seen to be appreciated.

There are several under eaves cupboards providing useful storage space. Painted wooden floorboards. Radiator.

### **OUTSIDE**

There is a large private parking space to the front of the house - which is included on the title deeds - and a precious (in St Ives) outside space, a courtyard terrace garden which is an ideal spot for a bit of pottering, barbecuing, or a G&T on warm summer evenings.

To the rear of the house - accessed via the door from the kitchen - there is a pedestrian access lane where the gas meter is located, and the wheelie bin is kept.

### **AGENTS NOTE**

The property is leasehold with a 999-year lease granted in 1899 - there is an absentee freeholder/landlord and an indemnity policy in place to cover.

### **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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