



## 9 CARRACK DHU, ST IVES

### IN NEED OF RENOVATING. 4 BEDROOM, 3 STOREY TOWN HOUSE STUNNING SEA VIEWS. GARDENS. GARAGE

Carrack Dhu is a south easterly facing terrace of classic St Ives town houses. There are really beautiful, far reaching sea views, from the front aspect to the Godrevy, Gwithian and Riviera Towans coastline. The property is perfectly located for access to the superb beaches, historic harbour, award winning restaurants and The Tate St Ives. There are some super original features remaining and the property is, in our opinion, in need of renovating. The accommodation is arranged over 3 floors and comprises living room, dining room, breakfast room, kitchen, 3 double bedrooms, 1 single bedroom, 2 en suite bathrooms with WC's, a family bathroom with WC, a shower room with WC and a further separate WC. At the front of the property there is a tiered front garden with super sea views. At the rear is a garage in need of repair and an uncultivated garden.

**Price £550,000**

### ENTRANCE

Tiered front garden with very pretty sea views. Steps up to the front door. Entrance door opening into the vestibule.

### VESTIBULE 1.17m x 1.43m (3'10" x 4'8")

Opaque glazed door with side panels opening into the hall.

### HALLWAY

Decorative ceiling arch. Stairs to the first floor with under stair storage. Radiator. Doors to the following rooms.



### LIVING ROOM 4.77m x 3.80m (15'8" x 12'6")

The measurements include the bay, sash, window to the front aspect. There are super views over St Ives Bay towards the superb Gwithian and Riviera Towans, Godrevy Lighthouse and the northern coastline. Open fireplace and slate shelf. Radiator.



### DINING ROOM 3.12m x 3.43m (10'3" x 11'3")

Sash window to the rear aspect. Exposed stone wall, open fireplace with a stone hearth. Radiator.



### BREAKFAST ROOM 2.79m x 3.30m (9'2" x 10'10")

Sash window to the side aspect. Built in storage cupboard. Archway through to the kitchen and a window to the utility area. Radiator.



### KITCHEN 2.76m x 2.14m (9'1" x 7'0")

Recess window to the rear aspect and windows to the side aspect. Range of base units. Single sink and drainer, space for a cooker and space and plumbing for a washing machine. Wood panelling to three walls and ceiling



### UTILITY AREA

Cupboard housing a wall mounted Worcester boiler. Door to the shower room and back door.

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### **SHOWER ROOM 1.02m x 3.46m (3'4" x 11'4")**

Opaque glazed window to the side aspect. Tiled walls and floor. Mira thermostatic shower and tray. Pedestal wash basin. Close coupled WC. Radiator.

### **FROM THE ENTRANCE HALLWAY STAIRS LEAD TO:**



### **MEZZANINE LANDING**

Loft hatch. Radiator. Doors to the following rooms:



### **WC 0.90m x 2.07m (2'11" x 6'9")**

Part opaque sash window to the side aspect. Low level WC.



### **BATHROOM 2.44m x 2.05m (8'0" x 6'9")**

Sash window to the side aspect. Bath with shower attachment. Pedestal wash basin, low level WC. Towel rail.



### **BEDROOM 1 2.17m x 2.91m (7'1" x 9'7")**

Sash window to the rear aspect. Loft hatch. Radiator.



### **FIRST FLOOR LANDING**

Radiator. Stairs to the second floor.

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### **BEDROOM 2 3.11m x 3.51m (10'2" x 11'6")**

Sash window to the rear aspect. Pedestal hand basin. Radiator.



### **BEDROOM 3 3.83m x 4.84m (12'7" x 15'11")**

Measurements include the bay window to the front aspect and a further window to the side with views to St Ives Bay, Gwithian, Godrevy Lighthouse and the northern coastline. Built in hanging and shelving space. Under stair cupboard. Radiator. Door to the;



### **EN SUITE BATHROOM 1.21m x 2.81m (4'0" x 9'3")**

The matching suite comprises bath with a shower attachment. Pedestal hand basin with mirror and light over. Close coupled WC. Extractor fan.



### **VIEW FROM BEDROOM 3**

### **SECOND FLOOR LANDING**

On the small second floor landing there is a Velux window to the front aspect and a small under eaves storage area.



### **BEDROOM 4 5.35m x 3.10m (17'7" x 10'2")**

This is an irregular shaped room with some restricted head height. There is a dormer window to the rear aspect providing sea glimpses. Sash window to the front aspect with far reaching sea views to St Ives Bay, Gwithian, Godrevy Lighthouse and the northern coastline. Loft hatch. Radiator. Door to the:



### **EN SUITE BATHROOM 1.92m x 2.21m (6'4" x 7'3")**

Some restricted head height. Window to the rear and side aspect. Part tiled walls. The matching suite comprises bath, pedestal hand basin with mirror and light over. Close coupled WC. Under eaves storage cupboard. Radiator.



VIEW FROM BEDROOM 4

### OUTSIDE

At the front of the property there is a tiered garden with sea views to St Ives Bay, Gwithian, Godrevy Lighthouse and the northern coastline. The rear door opens to a small yard with access to a small storage cupboard. External water tap. Steps lead to the rear service lane. A garage and garden can be found across the other side of the service lane.



### REAR GARDEN

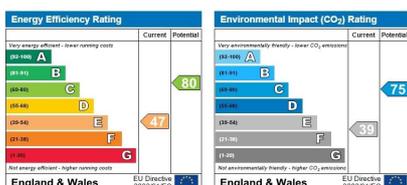


### GARAGE 3.97m x 7.92m (13'0" x 26'0")

Steps at the side of the garage lead up to an uncultivated garden.

### TENURE

Freehold



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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