



## ENYS HOUSE, 14 RICHMOND PLACE, ST IVES

### A SUPERB 5 BEDROOM TOWN HOUSE SEA VIEWS. GARDEN & COURTYARD WITH HOT SHOWER

The extensive renovation of this classic St Ives town house has culminated in elegant, quality accommodation that has merged new and old features beautifully. There are really super far reaching sea and coastal views. The galleries, award winning restaurants, historic harbour, stunning beaches, cobbled streets and eclectic shops are a stroll away. The accommodation comprises sitting room, living room, open plan kitchen and dining room, utility room and a shower room. The first floor comprises 3 double bedrooms, 1 single bedroom and a family bathroom. The second floor comprises 1 double bedroom with an en suite shower room. The property is double glazed where stated and has gas central heating. There is a wonderful decked area to the side and rear with an outside shower and access to the rear service lane. At the front there is a Zen like tiered garden. The house is currently a popular holiday home with Cornish Gems.

**Offers in the region of £975,000**

## FRONT ENTRANCE DOOR

### VESTIBULE

Tiled floor. Internal multi paned, coloured, half glazed door into the hallway.

### ENTRANCE HALLWAY

Wood floor boards. Decorative ceiling arch. Stairs to the first floor. Under stairs storage cupboard. Radiator. Doors to the following rooms.

### SITTING ROOM 4.76m x 3.85m (15'7" x 12'8")

Double glazed bay window to the front aspect with a sea view and plantation blinds. Inset multi fuel stove with on a slate hearth. Wood floor boards. Radiator.



### VIEW FROM THE SITTING ROOM



### LIVING ROOM 3.34m X 3.30m (10'11" X 10'10")

Inset contemporary electric log fire. Wood floor boards. Radiator. Dual doors opening into the open plan dining room and kitchen.



### OPEN PLAN KITCHEN AND DINING ROOM 6.28m x 5.05m (20'7" x 16'7")

Natural light is cleverly drawn into this room by way of a substantial rectangle' light well' almost the length of the dining area. There is a Sonos integral music system, an air ventilation system. The vendor has informed us that it offers 2 facilities one that purifies the air and the other removes cooking smells quicker and there is Mandarin stone flooring extending to the kitchen and utility room with underfloor heating.



### KITCHEN

The vendors have informed us that their beautiful bespoke Oak kitchen has been hand made by a Cornish Company and comprises base units with unistone work surfaces and brass fittings, 2 integral fridges, a freezer, dishwasher, inset ceramic sink, inset Hi Lite Rangemaster with 2 ovens, a grill, plate warmer, 5 hobs, hot plate and an extractor hood. There is a built in cupboard and a door to the utility room.



### UTILITY ROOM 1.76m x 2.08m (5'9" x 6'10")

The measurements do not include the utility cupboard which houses the washing machine, tumble dryer and wall mounted gas boiler. There are bespoke built base units, ceramic sink with brass fittings, a built in cupboard housing the Ultra Steel hot water cylinder and door to the shower room.



### **SHOWER ROOM WITH WC 2.04m x 2.20m (6'8" x 7'3")**

Shower with brass fittings, drench head, hand held shower and a glass screen. Ceramic sink with brass fittings and a storage cupboard under. Close coupled WC, ladder style radiator, extractor fan, shaving point and the tiles are from Italy.

### **From the entrance hallway**

Stairs to the first floor.

### **FIRST FLOOR MEZZANINE LANDING**

2 steps up and a door opening to each of the following rooms.



### **BEDROOM 1 3.05m x 2.83m (10'0" x 9'3")**

This is an irregular shape room and the measurements does not include the internal hallway. There are exposed roof trusses. Built in cupboard. There are double glazed windows to the side and rear aspect with plantation blinds and a double glazed door, with blinds, opening to the rear decked courtyard garden. Engineered wood flooring and a radiator.



### **BATH AND SHOWER ROOM WITH WC 2.65m x 1.79m (8'8" x 5'10")**

Exposed roof trusses. Double glazed window to the side aspect. The suite with brass fittings comprises bath with a drench head and hand held shower, glass screen, ceramic sink with brass fittings, shaving socket and a storage cupboard under. Close coupled WC. Ladder style radiator. Extractor fan and an Fired Earth tiled floor.

### **CONTINUE UP TO THE FIRST FLOOR LANDING**

Door to the second floor stair case and doors to the following rooms.



### **BEDROOM 2 3.37m x 3.30m (11'1" x 10'10")**

Double glazed door opening to the rear decked courtyard garden. Wood floor boards. Radiator.



### **BEDROOM 3 4.69m x 3.29m (15'5" x 10'10")**

The measurements include the double glazed bay window to the front aspect with really beautiful and far reaching sea views. Wood floor boards. Radiator.



### VIEW FROM BEDROOM 3



### BEDROOM 4 2.35m x 1.79m (7'9" x 5'10")

Double glazed window to the front aspect with a pretty sea view. The bunk beds have been built purposely for this space. There are wood floor boards and a radiator.

### FROM THE LANDING STAIRS TO THE SECOND FLOOR

Door to the staircase leading up to the second floor. There is borrowed light from the picture window to the landing illuminating the bottom of the staircase.



### BEDROOM 5 3.76m x 4.46m (12'4" x 14'8")

The measurements do not include the dormer window or the staircase. A charming room with a double glazed dormer window to the rear aspect which allows for a very lovely glimpse of the harbour. There are 4 under eaves storage cupboards, a further built in wardrobe, engineered wood flooring, radiator and frosted glass door to the en suite shower room.



### EN SUITE SHOWER ROOM WITH WC 2.65m x 1.34m (8'8" x 4'5")

The measurements do not include the recess WC. This is a beautiful room defined by the recess arched window to the front aspect. There is a walk in shower with a brass drench shower head and glass screen, ceramic sink with brass fittings and a storage cupboard under. WC with a concealed cistern and a heated towel rail and the tiles are from Italy.



### OUTSIDE

At the front of the house, which is south facing, there is a gorgeous tiered, Zen like garden. There is a seating area and established plants and a wonderful place from which to enjoy the views of St Ives town, the stunning coastline and beautiful sea. At the rear of the property is a decked courtyard garden with an outside hot shower shower. From this point there is a lovely sea view straight down to the terrace to Godrevy Lighthouse. The gate opens to the rear lane.



### DECKED COURTYARD



## COURTYARD SHOWER

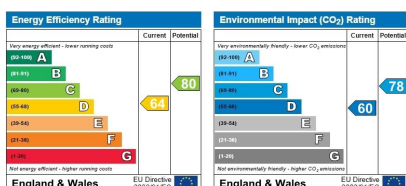
### AGENTS NOTE

The property is currently let with Cornish Gems and is to be sold to include the furniture, fixtures, fittings and contents bar the owners personal effects which will be defined.

We understand from the vendors that as from 2 January 2019 Enys House currently has £25,000 of confirmed bookings for the coming year that would need to be honoured by the purchasers. The current vendors are renting 2 car parking spaces from an unassociated party for use by their holiday guests.

### TENURE

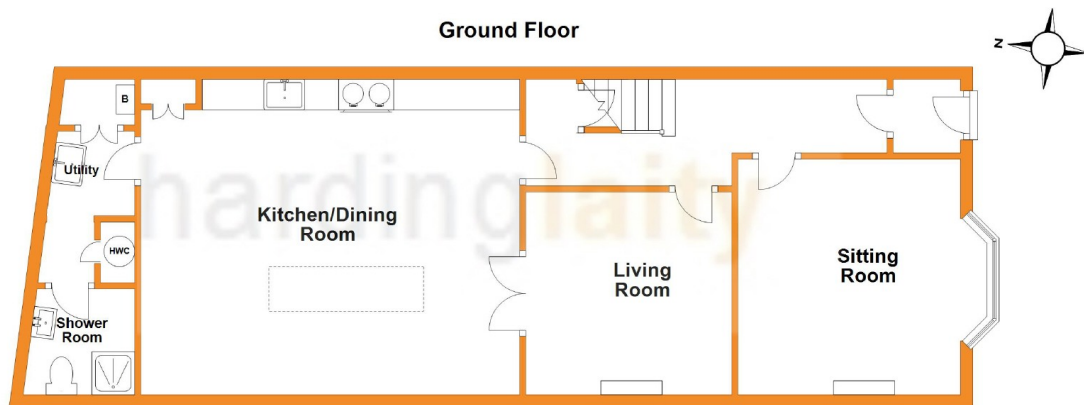
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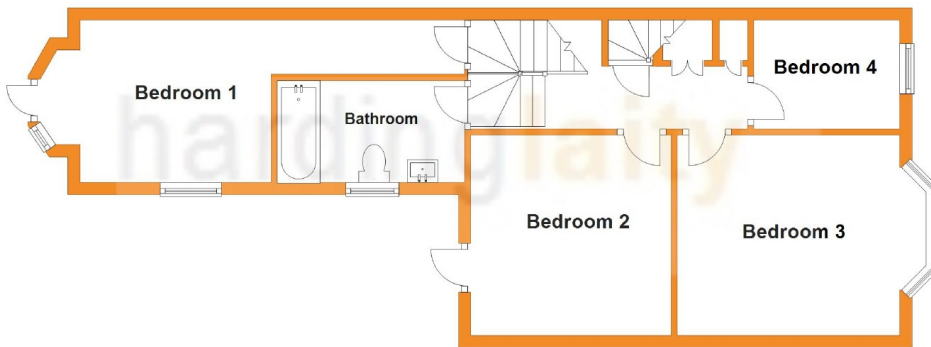
For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

**Enys House, 14 Richmond Place, St Ives**

**Ground Floor**



**First Floor**



**Second Floor**



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