



## 9 BARNOON TERRACE, ST IVES

### 3 BEDROOM TERRACED HOUSE. SUPERB SEA & COASTAL VIEWS. SUN TERRACE & 2 TIERED GARDENS

Town house with superb sea and coastal views, close to beaches, restaurants, shops and St Ives Harbour. Accommodation comprises living room, dining room, breakfast room and kitchen. 3 bedrooms, bathroom, gas central heating. Sun terrace, 2 lovely tiered gardens and an outside store.

#### LOCATION AND OVERVIEW

A fabulous period property situated on a very sought after pedestrianised terrace. There are stunning panoramic sea and coastal views overlooking St Ives Harbour and beyond. Only minutes from Porthmeor beach, Tate St Ives and the harbour. The town is renowned for its cosmopolitan mix of award winning restaurants, art galleries, shops all which can be found a short walk away.

**Guide price £620,000**



### ENTRANCE

Double glazed door opening into the vestibule. Wood door with stained glass opening to the entrance hallway.



### ENTRANCE HALLWAY

Decorative ceiling arch with high ceiling. Stairs with a wood door to under stair storage cupboard. Radiator. Wood doors to the living room, dining room and the breakfast room.



### LIVING ROOM 3.43m x 4.35m (11'3" x 14'3")

Double glazed window to the front aspect with wood shutters which overlooks the front garden and terrace. Beautiful views over the harbour and beyond to the coastline of Godrevy. High ceiling with decorative coving and centre rose. Victorian fireplace, marble surround and mantelpiece and decorative tiles which the vendor informs us are all original to the property. Inset electric fire. Radiator.



### View from Living Room



### DINING ROOM 2.76m x 3.99m (9'1" x 13'1")

Internal glazed doors opening to the breakfast room. Wood door opening to a storage cupboard. The vendor has informed us that the parquet flooring is an original feature in this room. Telephone point. Radiator.



### BREAKFAST ROOM 4.61m x 2.36m x 3.05m (15'1" x 7'9" x 10'0")

Double glazed window to the rear aspect with a polycarbonate roof providing natural light into the dining area. 2 wood cupboards with shelving, 1 cupboard housing the gas meter. Tiled floor. Radiator.



#### **KITCHEN 2.14m x 3.24m (7'0" x 10'8")**

Opaque double glazed window to the side aspect with a part glazed door opening to the rear entrance and yard. A skylight window provides great natural light. The kitchen comprises a range of matching base and eye level units with wood effect worktop. There is an inset Belfast sink, integrated fridge, kitchen unit housing electric meter. Inset 4 ring electric hob with electric fan oven under and a cooker hood above. Cupboard housing Worcester combination boiler. Tiled Floor.

#### **FROM THE ENTRANCE HALLWAY**

Stairs to the upper floors.

#### **MEZZANINE LANDING**

On the turn of the stairs prior to reaching the first floor you have one step up to the mezzanine landing.

Wood half glazed door to the bathroom.



#### **BATHROOM 2.56m x 2.28m (8'5" x 7'6")**

Opaque double glazed window to the side aspect with skylight window. Traditional bath with a mains shower over, WC and pedestal wash basin. Cupboard with shelving for storage. Radiator.

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

Wood doors to bedroom 1, bedroom 2. Door to the attic bedroom. Radiator.



#### **BEDROOM 1 2.75m x 4.09m (9'0" x 13'5")**

Double glazed window to the rear aspect. Wood floorboards. Radiator.



#### **BEDROOM 2 3.23m x 4.26m (10'7" x 14'0")**

Double glazed window to the front aspect with superb sea views of the harbour, Porthmeor, Gwithian and beyond. The vendor has informed us that the wood floorboards is an original feature in this room. Radiator.



#### **View from Bedroom 2**

#### **FROM THE FIRST FLOOR LANDING STAIRS TO THE SECOND FLOOR**

Door to the attic bedroom.

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### ATTIC BEDROOM 3 5.62m x 4.41m (18'5" x 14'6")

This is an irregular shape room and the measurements include the dormer window. Large double glazed window to the front aspect with double glazed window to the side aspect. Offering the most spectacular panoramic sea views from the Gwithian coastline, Godrevy lighthouse and all the way round to St Ives town and harbour, The Island and Porthmeor beach with the fabulous window seat also providing storage under. Velux skylight window. Eye level cupboard with hand wash basin and under eaves storage cupboard with electric light. Wood floor. Radiator.



### View from Bedroom 3



### View from Seating Area In Bedroom 3

## OUTSIDE

### REAR YARD

Small rear yard with stone steps up to the back gate which opens to Atlantic Terrace. Outside store provides a great storage space with electric and plumbing for a washing machine. Outside water tap.



### TERRACE

From the entrance gate there is a pathway up to the front door. There is a splendid sun terrace offering beautiful sea and coastal views with space for a table and chairs.



### GARDEN

Opposite the front of the house there is another garden. Steps lead down to a storage shed and a pathway to the secluded patio area at the bottom of the garden. Outside water tap.

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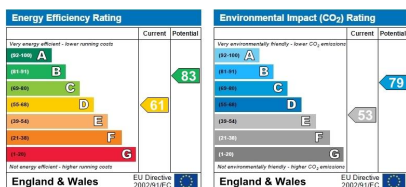


STORAGE SHED



View from Barnoon Terrace

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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