

PORTH HOUSE, 29 BOWLING GREEN TERRACE, ST IVES

A SUPERB DOUBLE FRONTED TOWN HOUSE 4 BEDROOMS. PRIVATE GARDEN & GARAGE

Porth House is of an impressive standard. The accommodation is elegant, beautifully appointed and the ambience is one of calm. The property underwent substantial refurbishment in 2013 and the vendors have informed us that the house was completely rewired, a new central heating system installed, all downstairs floors relaid and a new garage door fitted. It is located on a classic St Ives, south facing terrace and you can meander in any direction to find an award winning beach or restaurant of your choice. The property offers an integral garage and a spacious enclosed garden. The accommodation on the ground floor comprises vestibule, entrance hallway, living room, open plan dining room/ kitchen, sun room and utility room. There is a hot shower facility within the garage. The first floor comprises 3 double bedrooms, one with en suite shower room, 1 single bedroom and a family bathroom. The house is presently a successful holiday let.

Price £830,000

FRONT ENTRANCE DOOR

A substantial and classic front door opening into the:

VESTIBULE

Wood floor and a wood door with Victorian decorative glass panes and opaque glazed side panels opening into the:

HALL

Limestone tiled floor. Radiator. Stairs to the first floor. Doors to the following rooms.



LIVING ROOM 5.12m x 3.67m (16'10" x 12'0")

Measured into recessed window. Sash window with the original shutters overlooking the pretty front courtyard garden. Traditional wall panelling. Two high level internal windows. Built in cupboard and recessed bookshelves. Wood floor. Radiator.



OPEN PLAN KITCHEN/DINING ROOM



DINING AREA 3.31m x 3.46m (10'10" x 11'4")

Measured into recessed window. Sash window with traditional shutters overlooking the pretty front courtyard garden. Part panelled walls. Cast iron fireplace with wood mantle, tiled surround and hearth. Limestone tiled floor. Radiator. The breakfast bar with Silestone work surface defines the dining area and kitchen. Walk through to the kitchen.



KITCHEN 3.92m x 3.36m (12'10" x 11'0")

This stylish kitchen comprises a range of units providing ample storage. The worktops and breakfast bar are Silestone. There is a crockery cupboard, recessed shelf for a microwave, inset sink with mixer tap, integrated 4 ring gas hob with a cooker hood over, electric oven and grill under, and space for a free standing fridge and freezer. Part panelled walls and limestone tiled floor. Door to the entrance hallway or walk through to the sun room which extends the kitchen beautifully.



SUN ROOM 2.69m x 2.68m (8'10" x 8'10")

Window to the rear aspect with plantation blinds. Opaque glazed roof. Limestone tiled floor. Two granite steps up to the door into the garage and a dual pane, stable style door to the street. Radiator.



UTILITY ROOM 3.18m x 1.85m (10'5" x 6'1")

The measurements do not include the window recess. Opaque glazed recess sash window to the garage with a tiled window seat. Beech work surface with cupboards under. Ceramic sink and mixer tap. Space and plumbing for the washing machine. One step up to the close coupled WC and built in utility cupboards. Ladder style heated towel rail. Limestone tiled floor.

FROM THE KITCHEN WALK THROUGH TO THE ENTRANCE HALLWAY

STAIRS TO FIRST FLOOR

On the turn of the stairs is a beautiful multicoloured stained glass window, with a deep sill, to the rear aspect. The stairs continue up to first floor landing and are carpeted in sisal.

FIRST FLOOR LANDING

Loft hatch with a drop down ladder. The loft is boarded and is approximately 9m x 7m (29' x 23'). This is a convertible space which would command impressive sea views, subject to planning permission. The landing has a radiator and there are doors to the following rooms.



BATHROOM 2.98m x 2.02m (9'9" x 6'8")

Recess opaque glazed window, with a window seat, to the rear aspect. The white suite comprises bath with shower screen and a drench head shower, 'Savoy' pedestal wash basin and a WC with a concealed cistern. Built in cupboard. Ladder style heated towel rail. Decorative tiled floor.



BEDROOM 1 4.41m x 3.27m (14'6" x 10'9")

Measured into the window recess. Sash window to the front aspect from which there are super sea glimpses towards the Riviera and Upton Towans coastline. Recessed shelving and built in cupboards. Painted floor boards. Radiator. Door to the:



EN-SUITE SHOWER ROOM

Tiled shower enclosure, wall hung hand basin and a WC with concealed cistern. Ladder style heated towel rail. Decorative tiled floor.

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BEDROOM 2 3.53m x 3.27m (11'7" x 10'9")

Measured into the recessed window. Sash window to the front aspect with a window seat and a pretty sea and coastal glimpse. Built in cupboards and dresser. Painted floor boards. Radiator.



BEDROOM 2 WITH A SUPER SEA VIEW



BEDROOM 3 3.41m x 3.23m (11'2" x 10'7")

Sash window, with a window seat, to the rear aspect. Plantation shutter. Recessed shelving. Two built in cupboards, with one housing a washbasin and drawer unit. Painted floorboards. Radiator.



BEDROOM 4 2.50m x 2.40m (8'2" x 7'10")

Sash window to the front aspect with lovely glimpses of the sea and coast. Painted floor boards. Radiator.



OUTSIDE

At the front of the property there is a south facing, secluded courtyard garden with mature trees and shrubs and a sea glimpse. A summer house provides useful storage for garden furniture. The garage is accessed from the rear service lane behind the terrace.

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VIEW FROM THE COURTYARD

View over the rooftops to St Ives Bay and the Gwithian coastline.



GARAGE WITH HOT SHOWER FACILITY

The garage is naturally lit by 3 roof lights. There is a small window to the rear service lane and an opaque glazed window to the utility room. There is a manual roller door accessed from the rear lane and the parking is parallel. There is lighting, a built in cupboard housing the gas boiler 2 further recessed cupboards and a recess for the bin. Slate tiled shower recess with a 'pulse' hot shower and a separate cold tap. Door into the sun room.



GARAGE

MEASUREMENTS DO NOT INCLUDE THE SHOWER RECESS

Garage door width 4.27m (14'0)

Approximate garage door height clearance 1.95m (6'5)

Depth of the garage from the door to the soil pipe is 2.80m (9'2)

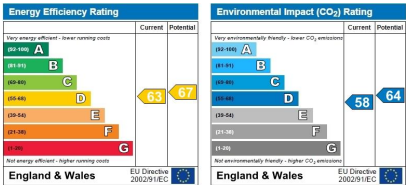
Internal width of garage (not including the shower recess or boiler cupboard) 5.53m (18'2)

AGENTS NOTE

Some of the furniture and contents are available by separate negotiation. In 2018 all the sash windows at the front of the property were replaced with conservation grade UPVC sash windows.

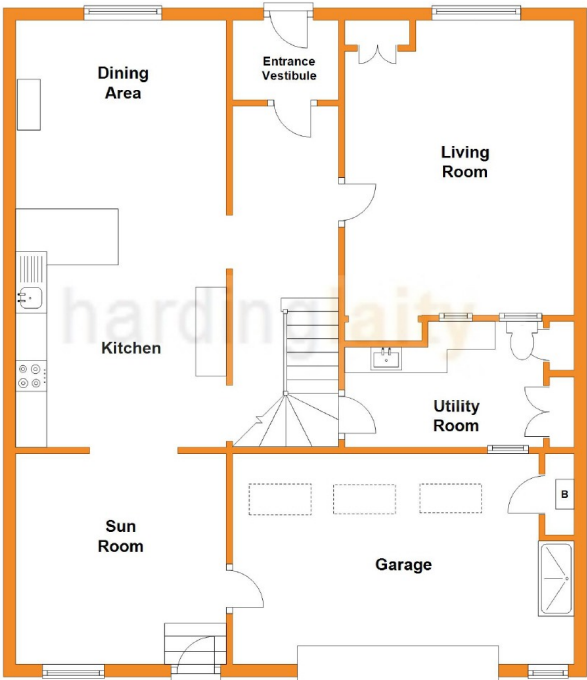
TENURE

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.

Ground Floor



First Floor

