

## **BOUTIQUE BEACH HOUSE, TRESILLIAN, ST. IVES**

### **SUPERB 6 BEDROOM PROPERTY BY PORTHMEOR BEACH OFF ROAD PARKING & A GORGEOUS TIERED PRIVATE GARDEN**

Boutique Beach House is a stunning property with absolutely superb views of the beautiful Porthmeor Beach, The Island and Man's Head and beyond. This luxury self catering holiday house is a short stroll from Porthmeor Beach, the eclectic shops, Tate St Ives, Porthgwallen Beach and the historic harbour. The accommodation comprises a living room, kitchen/dining room, snug, utility room, 6 bedrooms, 3 double bedrooms, 2 twin rooms and 1 bunk bed bedroom. There are 2 en suite shower rooms and 1 family bathroom with both a bath and a shower. The tiered garden to the rear is a marvel offering decked dining areas, slate tiled terrace for lounging garden furniture, a fire pit, lawn, pirate ship climbing frame and a summer house. At the front of the house there is a bike and surfboard store and off road parking for several vehicles.

**Guide price £1,600,000**



## **OUTSIDE AT THE FRONT OF THE HOUSE**

At street level there are off road parking spaces and an outhouse for bikes and surfboards. Slate tiled steps lead up to the front door and terrace which offers beautiful views of Porthmeor Beach, The Island and Man's Head. There is a further set of steps to the gate to the back garden.

## **FRONT DOOR**

Opening into the vestibule and hallway.

## **VESTIBULE**

Double glazed window with sea view towards Porthmeor Beach. Bespoke made seat with shoe and boot storage under, adult and children coat hooks. Stairs to the upper floors. Door to the living room. Engineered oak flooring with under floor heating.



## **LIVING ROOM**

Bay window to the front aspect with a window seat and sea views to Porthmeor and beyond. Inset log fire stove. Recess, shelved office area. Engineered oak floor with underfloor heating. Walk through to the dining room and kitchen or open the double doors to the snug.



## **LIVING ROOM VIEW**



## **DINING ROOM**

Double glazed window to the courtyard and tiered rear garden. Bifold doors opening to the decking and subsequently the tiered garden. Under stairs cupboard. Engineered oak flooring with under floor heating.



## **DINING ROOM TO DECKED AREA**

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## OPEN PLAN KITCHEN AND DINING ROOM



### KITCHEN

Double glazed window to Porthmeor Beach, Man's Head and beyond. There is a matching range of base units, crockery pots and pan drawers, pantry cupboard and work surfaces with inset 1 ½ bowl sink and drainer, inset 5 ring gas hob with an extractor hood, double oven and grill, integral dishwasher and a wine fridge. There is a recess accommodating a large American style fridge.

### UTILITY ROOM

Base unit and eye level cupboard, work surface with inset single sink and drainer. Recess accommodating the washing machine and separate dryer. Wall mounted Worcester condensing boiler. There is a large hot water cylinder in a built in cupboard in bedroom 5 which facilitates efficient and consistent hot water for all the showers and baths in the property.



### SNUG

From the living room double doors open into the snug. There are trifold doors opening to the rear decking and garden.



### DECKING

This area is accessed from the snug, dining area or the side gate into the garden.

## FROM THE ENTRANCE HALLWAY

Stairs to the first floor landing.

### **FIRST FLOOR LANDING**

Double glazed window with sea views. Radiator. 1 step up to the right leads to the further landing and bedrooms 1, 2 and the family bathroom. 1 step up to the right leads to Bedroom 3.



### **BEDROOM 1**

Bay window, with window seat and absolutely stunning sea and coastal views. Built in cupboard. Radiator. Door to the en suite shower room.

### **EN SUITE SHOWER ROOM**

Shower enclosure with drench head and hand held shower, hand basin, WC and an extractor fan. Ladder style radiator. Tiled floor with under floor heating.



### **BEDROOM 2**

Double glazed window to the rear garden aspect. Built in cupboard. Radiator.



### **BATH AND SHOWER ROOM**

2 double glazed windows to the rear garden aspect. The suite comprises bath, corner shower with drench head shower and hand held shower, hand basin with drawers under and a WC. Extractor fan. Tiled floor with under floor heating.



### **BEDROOM 3**

Double glazed window to the rear garden. Radiator.



### **BEDROOM 4**

Double glazed window to the front aspect with beautiful sea views. Radiator.



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## SEA VIEW TOWARDS TO THE ISLAND

### FROM THE FIRST FLOOR LANDING

Stairs to the second floor. Large Velux style window on the way up the stairs with a sea view.



### BEDROOM 5

A charming room. Velux style window to the sea. 2 under eaves storage areas. A secure under eaves cupboard housing the hot water cylinder.



### BEDROOM 6

An outstanding room. Velux window with sea views above the freestanding oval bath. Double glazed doors opening to a chrome and glass balcony, with a tiled floor, offering incredible and far reaching panoramic sea and coastal views. Double glazed window to the rear garden aspect. Built in wardrobe. Radiator. Door to the en suite shower room.



### OVAL FREESTANDING BATH



### BALCONY WITH PANORAMIC VIEWS



ISLAND VIEW

EN SUITE SHOWER ROOM

Double glazed window to the rear aspect, Spacious shower enclosure with drench head shower and hand held shower, sink and a WC. Extractor fan. Tiled floor with under floor heating.



OUTSIDE TO THE REAR

This delightful tiered garden offers decked seating areas, a lawn, hand made children's pirate ship climbing frame, a stunning tiered dining area with sea views, a fire pit and a summer house. There is side access to the front of the property.



FIRE PIT AND SUMMER HOUSE

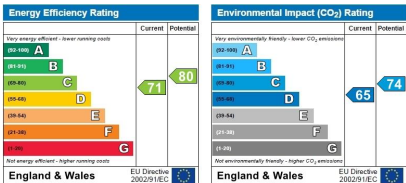


TIERED GARDEN



THE FRONT OF THE PROPERTY

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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