



**Marshall's**  
ESTATE AGENTS

**Carlill**  
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[www.carlillguesthouse.co.uk](http://www.carlillguesthouse.co.uk)

**Carlill, 9 Porthminster Terrace  
St. Ives, TR26 2DQ**



A superb opportunity to acquire a ten bedroom mid terraced Victorian town house which has been successfully run as a guest house by the existing owners for the past 25 years. The property is tastefully presented and has been maintained to a high standard throughout.

The property comprises of six ensuite letting rooms, one of which is a two-bedroomed suite, for letting. In addition to this is a self contained three bedroom owners apartment to the rear of the property. Carlill benefits from views to the rear overlooking St. Ives town to the sea and views to the front encompassing the coast line and three miles of golden sands at Hayle. Situated within walking distance of St. Ives town centre with its eclectic range of shops, restaurants and The Tate, beaches and the railway station. A viewing is essential to appreciate the business potential of this property. Ideal investment or large family home.

**ENTRANCE VESTIBULE:** Upvc double glazed front door. Decorative tiled floor. Multi paned single glazed door to hall.

**ENTRANCE HALL:** Radiator, wood floor and built in under stair cupboard. Stairs ascending to first floor landing. Doors to guest lounge, dining room and private apartment.

**GUEST LOUNGE:** 15' 3" x 12' 11" (4.65m x 3.94m) Upvc double glazed bay window to front enjoying sea views to side. Wood floor, radiator, fire place with cast iron surround and decorative tiling with ornate surround and mantle over, coal effect gas fire set on marble tiled hearth. Multi paned double doors with matching side windows to guest dining room.

**GUEST DINING ROOM:** 13' 8" x 11' 1" (4.17m x 3.38m) Wood flooring. Half wood panelled walls, radiator and open archway to breakfast bar.

**BREAKFAST BAR:** Upvc double glazed opaque window to rear. Work surface to one side with tiled splash back, built in cupboard and drawer unit, recessed open storage space beneath. Matching wall cupboard over. High level open storage shelf over. Door to private apartment.

**FIRST FLOOR LANDING:** Stairs to front and rear landing. Built in storage cupboard on front landing.

**GUEST BEDROOM ONE ENSUITE:** 13' 9" x 7' 4" (4.19m x 2.24m) Upvc double glazed window to side. Radiator.

**ENSUITE SHOWER ROOM:** 8' 7" x 7' 4" (2.62m x 2.24m) Corner shower cubicle with full tiled splash back and wall mounted electric shower, glazed door and screen. Upvc double glazed opaque window to rear. Pedestal wash hand basin with light and shaver point over, low level W.C.. Built in storage cupboard, wood panelled wall to dado height. Mozaic tiled walls and ceiling extractor fan.

**SEPARATE W.C.:** Upvc double glazed opaque window to rear, half tiled walls. Low level W.C.

**GUEST BEDROOM TWO ENSUITE:** 10' 00 plus recess " x 8' 10" (3.05m x 2.69m) Upvc double glazed window to rear enjoying sea view. Radiator.

**ENSUITE SHOWER ROOM:** Built in corner shower cubicle, full tiled splash back with fitted electric wall shower, glazed door and screen. Low level W.C., wall mounted wash hand basin with light and shaver point over. Half tiled walls and ceiling extractor fan.

**GUEST BEDROOM THREE ENSUITE:** 11' 10 plus bay window." x 16' 9" (3.61m x 5.11m) Upvc double glazed bay window to front enjoying sea and coastal views to the golden sands of Hayle. Upvc double glazed window to front with deep sill. Two radiators.

**ENSUITE SHOWER ROOM:** Corner shower cubicle, full tiled splash back with wall mounted electric shower, with glazed screen and door. Low level W.C., wall mounted wash hand basin with light and shaver point over. Half tiled walls, electric ceiling mounted extractor fan.

**SECOND FLOOR LANDING:** Doors to bedrooms four ,five six and separate shower room.(currently used as storage.)

**BEDROOM SUITE:** Two bedroom suite with separate bathroom and W.C..

**SUITE MAIN BEDROOM:** 10' 6" x 8' 8 plus bay window." (3.2m x 2.64m) Main bedroom. Upvc double glazed window to rear enjoying spectacular views across St. Ives town to the Island encompassing the towns beach. Window seat, radiator.

**SECOND BEDROOM ENSUITE:** 10' 0 " x 7' 5" (3.05m x 2.26m) Upvc double glazed window to side , radiator. Door to ensuite shower.



**ENSUITE SHOWER ROOM:** Built in shower cubicle, full decorative tiled splash back, folding glazed shower door. Wall mounted wash hand basin with light and shaver point over, low level W.C. Full decorative tiled walls and electric ceiling extractor fan.

**BEDROOM FIVE ENSUITE:** 10' 1" x 8' 10" (3.07m x 2.69m) Upvc double glazed window with deep sill to rear enjoying sea views across St Ives town. Radiator

**ENSUITE SHOWER ROOM:** Built in corner shower cubicle with full tiled splash back and wall mounted electric shower. Wall mounted wash hand basin with light and shaver point over. Half tiled walls, electric extractor fan in ceiling.

**GUEST BEDROOM SIX ENSUITE:** 10' 1" x 12' 5" (3.07m x 3.78m) Upvc double glazed window to front enjoying sea glimpses to side. Radiator

**ENSUITE SHOWER CUBICLE:** Upvc double opaque glazed window to front. Built in shower cubicle with full tiled splash back, glazed screen and door. Half wood panelled walls to dado height, radiator, wall mounted wash hand basin with light and shaver point over. Low level W.C. electric ceiling extractor fan, radiator

**SHOWER ROOM ( CURRENTLY USED AS STORE.)**  
Built in shower cubicle, low level W.C.(currently not in use.)

#### **OWNERS APARTMENT:**

**LOUNGE:** 13' 0" x 11' 0" (3.96m x 3.35m) Upvc double glazed window to side Wood floor, radiator doors to breakfast bar /dining room and open doorway to kitchen.

**KITCHEN:** 10' 5" x 8' 0" (3.18m x 2.44m) Range of matching kitchen units comprising cupboards and drawer units and wall mounted cupboards, work surface to three sides with tiled splash back with space and plumbing for two dishwashers and floor standing gas boiler beneath. Stainless steel single kitchen sink with single drainer, six ring Delonghi cooking range with stainless steel splash back and stainless steel extractor hood over. Wall mounted electric water heater.













**LAUNDRY ROOM:** 7' 1" x 6' 5" (2.16m x 1.96m) Upvc double glazed window to side. Worksurface to side with space and plumbing beneath for two washing machines. Tiled floor, wall mounted ladder style radiator. Door to family bathroom.

**FAMILY BATHROOM:** Bathroom suite comprising panelled bath with tiled splash back, pedestal wash hand basin with light and shaver point over, low level W.C. half tiled walls ceiling electric extractor fan and tiled flooring.

**REAR ENTRANCE VESTIBULE:** Upvc double glazed rear door, Stairs ascending to bedroom one and descending to bedrooms two and three. Storage cupboard on first floor with ample space in eaves.

**BEDROOM ONE:** 13' 4" x 12' 4" (4.06m x 3.76m) two upvc double glazed windows to rear with side views to Godrevy light house. Wood flooring, two radiators and two double built in wardrobes.

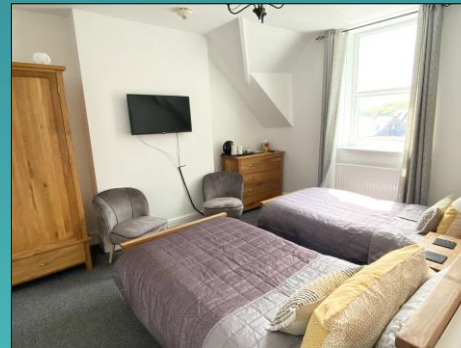
**BEDROOM TWO:** 13' 6" x 6' 0" (3.45m x 1.83m) Upvc double glazed window to rear. Radiator, built in double wardrobe and wood flooring.

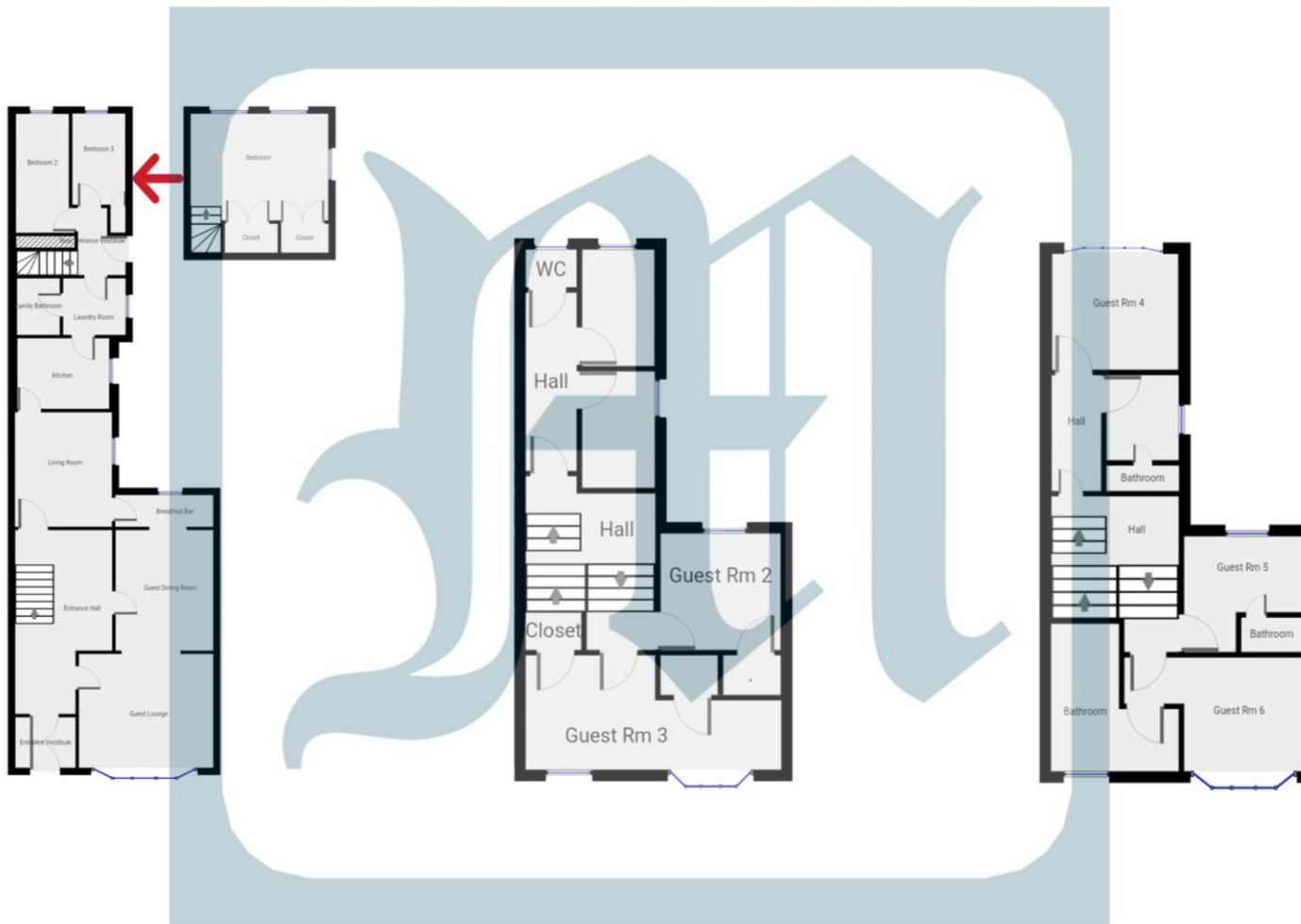
**BEDROOM THREE:** 10' 4" x 6' 0" (3.15m x 1.83m) Upvc double glazed to rear. Radiator, wood flooring and built in storage cupboard.

**OUTSIDE:** Open driveway to front of property with parking for approximately four cars. To the rear of the property there is pedestrian access to the rear lane with cemented area to the side of the property. To the rear is a paved wall patio area.

**AGENTS NOTE:** Two further parking spaces close to the property are available to purchase through separate negotiation.

**SERVICES:** Mains drainage, gas, electric and water.





- MID TERRACED TOWN HOUSE
- FIVE BEDROOMS ENSUITE
- ONE, TWO BEDROOM SUITE
- TWO LOUNGES
- DINING ROOM
- KITCHEN
- LAUNDRY ROOM
- THREE BEDROOM OWNERS ACCOMMODATION
- SEA AND COASTAL VIEWS
- EPC = D

*This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.*

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or the Carbis Bay office (01736) 795040.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234100)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.



