



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA6031

Offers in excess of £675,000

The Old Vicarage
St Andrews Street, St Ives, West Cornwall

FREEHOLD



For sale on the instructions of the Diocese of Truro.

One of the most exciting opportunities to come to the market in recent years in the centre of St Ives, just yards from the harbourside and beach; a detached 4 bedroomed house with generous parking and garage in just over $\frac{1}{4}$ of an acre of splendid mature level gardens. Offering tremendous scope to enlarge and refurbish but should also be of acute interest to developers who will appreciate the scarcity of this much freehold ground in this location.





SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, reception hall, cloakroom/wc, sitting room, dining room, breakfast room, kitchen, side porch/utility.

First Floor: landing, master bedroom en-suite, 3 further double bedrooms, bathroom, wc.

Outside: walled driveway parking for numerous cars, garage, workshop. Splendid large and level lawned gardens with many mature specimen plants and trees.

DESCRIPTION

- An exceptional opportunity, the likes of which has not been seen for many years and is unlikely to be seen again in the near future.
- 0.28 of an acre of level grounds in the heart of St Ives, just yards from the beach, harbour's edge, shops, cafés and restaurants. Offering tremendous redevelopment potential or a unique and well established south facing garden space.
- Currently comprising a sizeable 4 double bedroomed detached house with 3 reception rooms overlooking the rear garden, in generally well maintained and

updated order including double glazed windows, but with obvious scope for improvement and extension.

- Positioned in a tucked away spot at the end of a private lane but still with some views to the front towards St Ives Church with a glimpse of the harbour, beach and sea.



LOCATION

- Right in the heart of St Ives, mere yards from the quiet waters of the harbourside beach, the larger Porthminster beach and only a short walk from the dramatic surf at Porthmeor beach.
- All of the town's renowned cafés, restaurants and galleries, including Tate St Ives are within a short walk as is the main shopping street.
- St Ives also boasts a large selection of retailers, professional services, doctors, dentists, a sports centre, a Tesco supermarket and also a branch line railway linking to the main Penzance to London Paddington line.



- A wide range of watersports are available around St Ives Bay including surfing, stand-up paddle boarding, kitesurfing, windsurfing and sailing dinghy racing from the harbour. There are nearby golf courses at Tregenna Castle Hotel on the outskirts of St Ives and a Links course at Lelant and there are countless miles of beautiful unspoilt walking along the South West Coast Path leading out of St Ives in both directions.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the drive slate steps rise under a porch and a double glazed door opens to:-

ENTRANCE HALL – 8'7" x 7'. Double glazed on three sides, view to the Church and a glimpse of the sea. Slate floor, obscured double glazed door to:-

RECEPTION HALL. Obscure double glazed panels to either side of the door adding light, tall double glazed window over the staircase with a cupboard below. Double glazed door to the side and further doors to:-

CLOAKROOM / WC – 6' x 5'8". White wc, white cantilevered wash basin, obscure double glazed window, coat hooks.



SITTING ROOM – 16'9" x 10'4". Near full width bay with double glazed windows overlooking the huge rear garden, further double glazed window to the side, fitted bookcases, fireplace with a slate hearth.

DINING ROOM – 16'1" x 12'5". Broad run of double glazed windows and double glazed French doors opening onto the rear terrace and overlooking the rear garden. Marble and slate fireplace with a carved wooden surround and mantel. Recessed bookshelves. Obscure glazed double doors to:-





BREAKFAST ROOM – 10'7" x 10'7". Double glazed window overlooking the rear garden. Door to:-



KITCHEN – 14'6" x 10'6". Double glazed windows to the side and front facing the church and with a glimpse of the sea. Range of cream base and wall mounted units under roll edged woodblock effect worktops with tiled splashbacks behind. Plentiful space for

appliances, stainless steel sink and drainer with chrome mixer tap. Half glazed stable door opening to:-

SIDE PORCH / UTILITY – 8'6" x 6'11". Double glazed door to the side, multi pane window, space and plumbing for a washing machine with a thick woodblock shelf above giving space for a tumble dryer as well.

FIRST FLOOR

LANDING. Galleried over the staircase and lit by the tall double glazed window over the stairs and a further double glazed window facing the church. Large airing cupboard housing the hot water cylinder and slatted wooden shelving. Doors to:-



BEDROOM 1 – 10'7" x 10'2". Double glazed windows to the front and side overlooking the church, the harbour, Smeatons Pier and out to sea. Canopied ceiling edges, recessed wardrobe.

BEDROOM 2 – 13' x 10'7". Broad double glazed window overlooking the huge rear garden, canopied ceiling edge, recessed wardrobe.





BEDROOM 3 (MASTER) – 13'4" x 13". Very broad double glazed window overlooking the rear garden, wardrobe. Doorway to:-

EN-SUITE SHOWER ROOM. Glazed screened and tiled shower enclosure with a Mira shower and extractor fan. White cantilevered wash basin, white wc.



BEDROOM 4 – 13'9" x 11'2". Double glazed windows to the side and rear, wardrobe.

WC. White wc, double glazed window.

BATHROOM. White panelled bath with chrome mixer tap, wall mounted shower over and white tiled surrounds. White pedestal wash basin, double glazed windows to the side.

OUTSIDE



The house is found at the end of a no-through lane with stone walls to its frontage and an impressive gated pedestrian entrance. A vehicular entrance leads on to the tarmaced drive where there is parking space for several cars in front of and to the side of the garage.

GARAGE – 16'7" x 8'8". Pre-fabricated concrete construction with a concrete floor and corrugated roof in need of repair. Window to the side, metal up and over door.

To either side of the house gateways lead onto paths giving access to broad pathways around to the rear garden and side access doors to either side of the house. Also to the side of the house is a workshop:-

WORKSHOP – 8'2" x 6'5". Pedestrian door, window to the rear, mains gas fired boiler.





To the rear of the building is one of its most important assets and an extreme rarity in the heart of St Ives, especially this close to the harbour; a large garden with specimen plants extends to the rear of the house with lawns set beneath magnificent mature trees creating an absolutely fantastic and truly unique environment. In all, the site extends to just over ¼ of an acre.

Energy Performance Certificate

The Vicarage, St. Andrews Street, ST. IVES, TR26 1AH

Dwelling type: Detached house	Reference number: 8009-6105-2429-6526-9853
Date of assessment: 20 August 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 August 2015	Total floor area: 163 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,023
Over 3 years you could save	£ 1,149

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 249 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; border: 1px solid #2ECC71; width: 40px; margin: 0 auto;"> You could save £ 1,149 over 3 years </div>
Heating	£ 3,174 over 3 years	£ 2,361 over 3 years	
Hot Water	£ 507 over 3 years	£ 264 over 3 years	
Totals	£ 4,023	£ 2,874	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">65</td> <td style="text-align: center; font-size: 2em;">82</td> </tr> </table>	Current	Potential	65	82	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
Current	Potential					
65	82					

Top actions you can take to save money and make your home more efficient

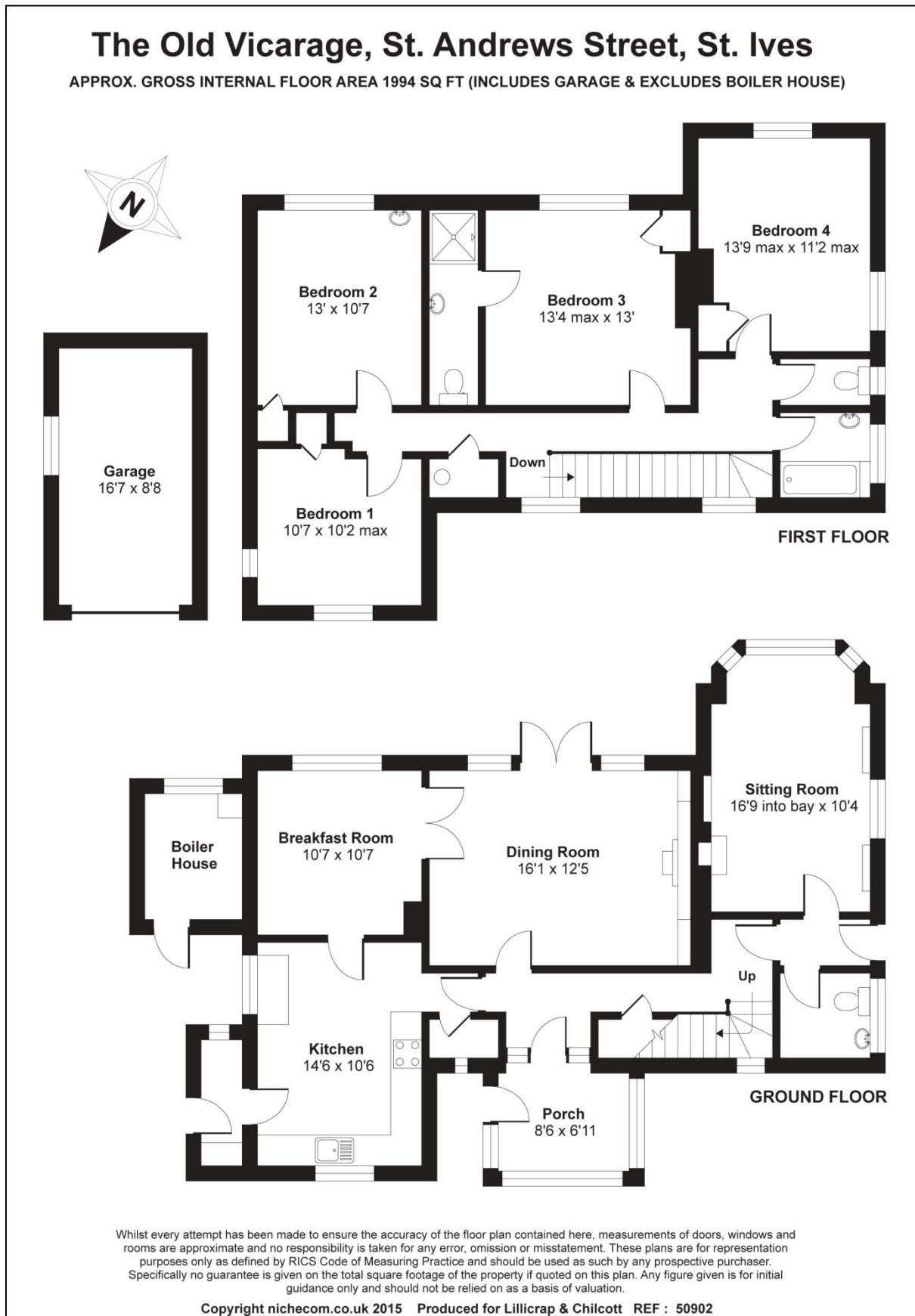
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 627	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 240	✔
3 Low energy lighting for all fixed outlets	£40	£ 81	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

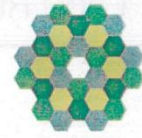
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Not to scale – for identification purposes only.

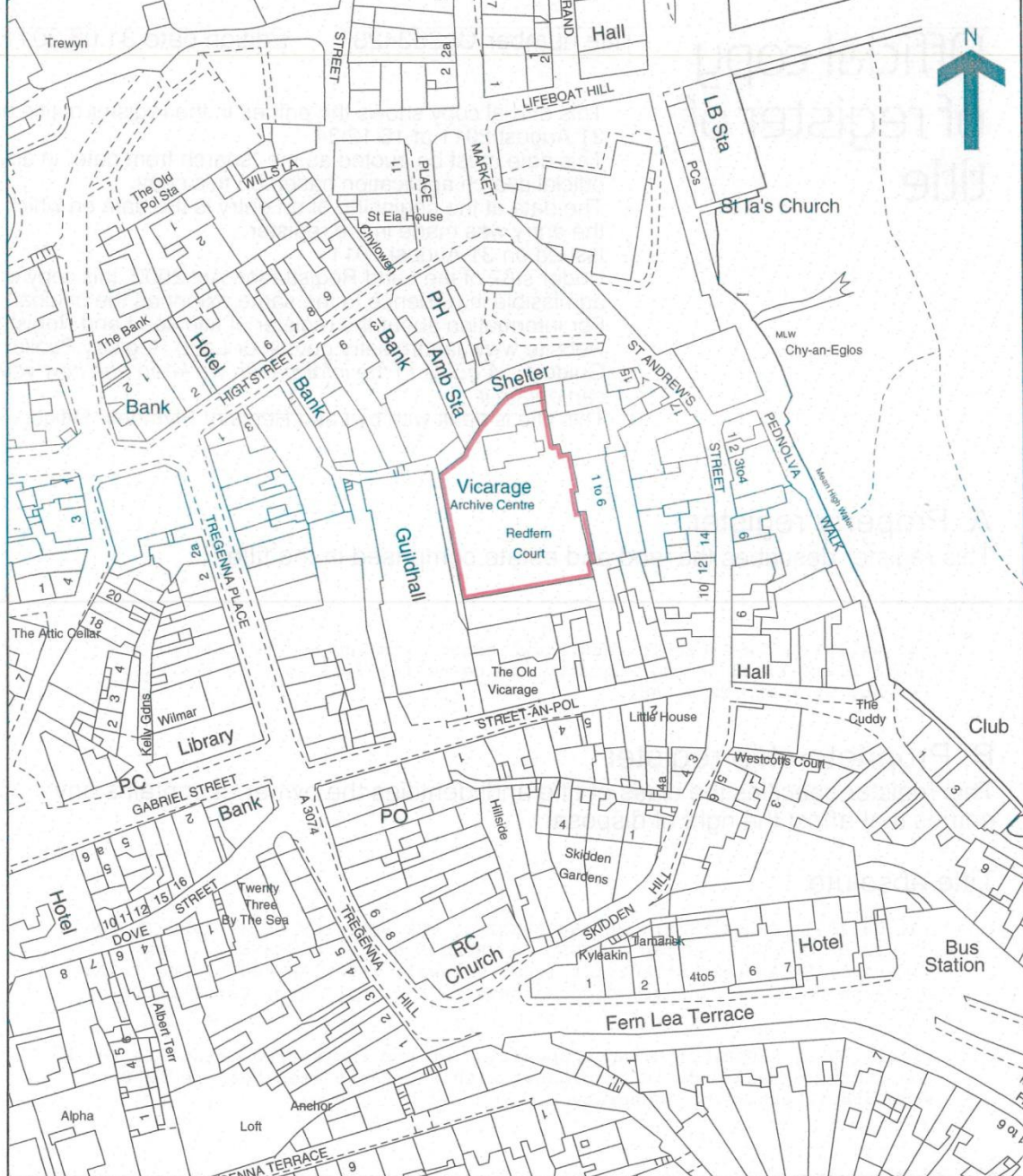


Land Registry Official copy of title plan

Title number **CL283423**
Ordnance Survey map reference **SW5140SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Cornwall**



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This official copy issued on 31 August 2011 shows the state of this title plan on 31 August 2011 at 15:47:43. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Plymouth Office.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – TR26 1AH.

SERVICES – Mains water, drainage, electricity, gas – all to be confirmed. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – St Andrew's Street is close to the harbour front on its southern side and so can either be approached on foot where one should walk between the church and the memorial garden and at the end of the memorial gardens on St Andrew's Street bear right into a no-through lane and The Old Vicarage will be found at the end. By car follow the one way system towards the harbour and when you are faced with the church but at a no entry sign continue to follow the one way system to the left then turn right onto Lifeboat Hill and immediately right again back towards the church then continue straight ahead between the church and the memorial gardens onto St Andrew's Street, taking the first right into a no-through lane where The Old Vicarage will be found at the end on the left hand side.

AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – If any purchaser is a person connected to the Diocese of Truro, a relative of a connected person, or anyone acting on behalf of a connected person; this is to be declared before any agreement to sell, or offer to purchase the premises is made.

RESTRICTIVE COVENANTS – The Restrictions are the following:-

1. that the Transferee will not at any time call or designate the Property or any part of it nor permit the same to be called or designated by any name which might suggest that the Property is owned or occupied by the Incumbent [save that the Transferee may use the name of "The Old Vicarage" and may display a name board showing this full name]
2. that neither the Property or any part thereof nor any existing or future building on it or on any part of it shall at any time hereafter be used as or for a country club place of amusement hotel tavern in or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the Property or any part thereof
3. that no act deed matter or thing shall at any time be done suffered or permitted in or upon the Property or any part thereof which may be or become a nuisance annoyance or disturbance to the Transferor or the Incumbent or either of their

successors [or the Board or its successors in title] or which may tend to depreciate or lessen the value of any of the land belonging to the Transferor or the Incumbent for the time being of the Benefice or the Board or any of their successors adjoining opposite or near to the Property

4. to maintain the boundaries belonging to the Property and shown on the plan with an inward facing "T"
5. not to park any vehicle trailer or boat on or cause any obstruction to the access road coloured green on the plan or interfere with the use of such access road by persons lawfully entitled
6. that neither the Property or any part thereof shall be used for any auction sale, or illegal or immoral act or purpose
7. not to use the property otherwise than as a single private dwellinghouse for occupation by a single family only and not to use the Property or any part thereof as or for any trade or for business purposes save that this shall not preclude:-
 - (a) an individual working from home with no employees and using only one room within the Property as an office for home working; or
 - (b) the use of The Old Vicarage for holiday letting
8. no placard sign notice or advertisement shall be affixed to displayed or erected on the Property or any part thereof save for a plaque erected on the front wall to the house sited on the Property the dimensions of which are not to exceed 200mm by 150mm
9. not to purport to be the Incumbent
10. not to build or allow to be built any outdoor swimming pool on the Property
11. not to object to the ringing of the church bells.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

