



STAGS

Old Tresco House



Old Tresco House

Primrose Valley, St Ives, TR26 2ED

Short Walk to Porthminster Beach

- Designed By Barrie Briscoe
- Individual Coastal Home
- Around 2500 sqft
- Superb Location At Porthminster Beach
- 4/5 Bedrooms (2 En-Suite)
- Impressive Sitting Room
- Kitchen/Dining Room
- Generous Lawned Garden

Guide price £1,350,000

SITUATION

Set back from and overlooking the 'Blue Flag' beach at Porthminster, Old Tresco House occupies a fantastic position with magnificent elevated views over the sands and vast expanses of St. Ives Bay to Godrevy Lighthouse.

Home to the award winning Porthminster Beach Cafe, Porthminster Beach is a family favourite, renowned for its safe swimming waters with other nearby beaches including Harbour Beach, Carbis Bay and Porthkidney Sands.

A short stroll takes you to the maze of narrow streets lined by fishermans cottages together with an eclectic range of shops, quality restaurants and galleries. The picturesque granite harbour is of course a focal point for many, complete with local fishing boats that still moor alongside the piers and its own sandy beach. On the opposite side of St. Ives Island is Porthmeor Beach which faces the Atlantic Ocean and is a favourite with surfers.

Old Tresco House is also ideally positioned to access the magical West Cornwall scenery with its rugged coastline and wide expanses of countryside, much of which is of national importance. At nearby Lelant, overlooking the Hayle Estuary, there is a spectacular Links Golf Course with views stretching up towards Godrevy Lighthouse.

A scenic branch railway line links Carbis Bay and St. Ives with the main London to Penzance line at nearby St. Erth.



A striking award winning waterside home, a short walk from Porthminster Beach enjoying magnificent views over St Ives Bay.





DESCRIPTION

Designed by the outstanding local architect Barry Briscoe and winner of a Cornish Building Group Awards in 1987, Old Tresco House is a truly individual coastal residence that nestles in this enviable position, a short stroll from Porthminster Beach.

Extending to around 2,500 sq. Ft. Over three floors, this striking waterside home has a strong design style with part slate hung elevations and prominent full height gabled bays with attractive leaded stained glass lights to the windows.

The accommodation offers both space and volume with high vaulted ceilings featuring in the well-appointed and light filled kitchen/dining room and the magnificent formal sitting room where there are substantial exposed roof timbers.

Approached to the welcoming reception hall with period style tiled floor and handsome hardwood staircase, there are two/three bedrooms (two en-suite) on this level with a further two bedrooms and bathroom on the upper ground floor. Completing the accommodation is an intriguing top floor reading room that is approached over a circular staircase with high level surrounding windows.

OUTSIDE

Old Tresco House stands in a stunning elevated position, just below St Ives Harbour Hotel, amidst mature generous gardens of around 0.2 of an acre in size, a rarity in such a prominent position. The gardens are principally arranged at upper ground floor level with direct access from the sitting room and kitchen and incorporate areas of lawn, planting and sun terraces from where the splendid views can be enjoyed. A pedestrian gate also opens onto a rear pathway.

Within the garden is an outbuilding which is utilised as a UTILITY ROOM and houses the central heating boiler. A short walk from the property is a single GARAGE forming part of a row of similar garages and in itself an extremely valuable attribute for the property.

VIEWING

Strictly by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

Proceed into St. Ives on the A3074 and just before the St Ives Harbour Hotel, turn right into the small lane known as Primrose Valley. Continue down Primrose Valley towards Porthminster Beach, passing underneath the railway line and turning immediately left. Continue along this narrow road and turn left back up underneath the railway line and then immediately left again. After a short distance the garage will be evident on your right-hand side and the road then bears right up a hill with Old Tresco House directly in front of you at the top of the hill, adjacent to the Tennis Club.

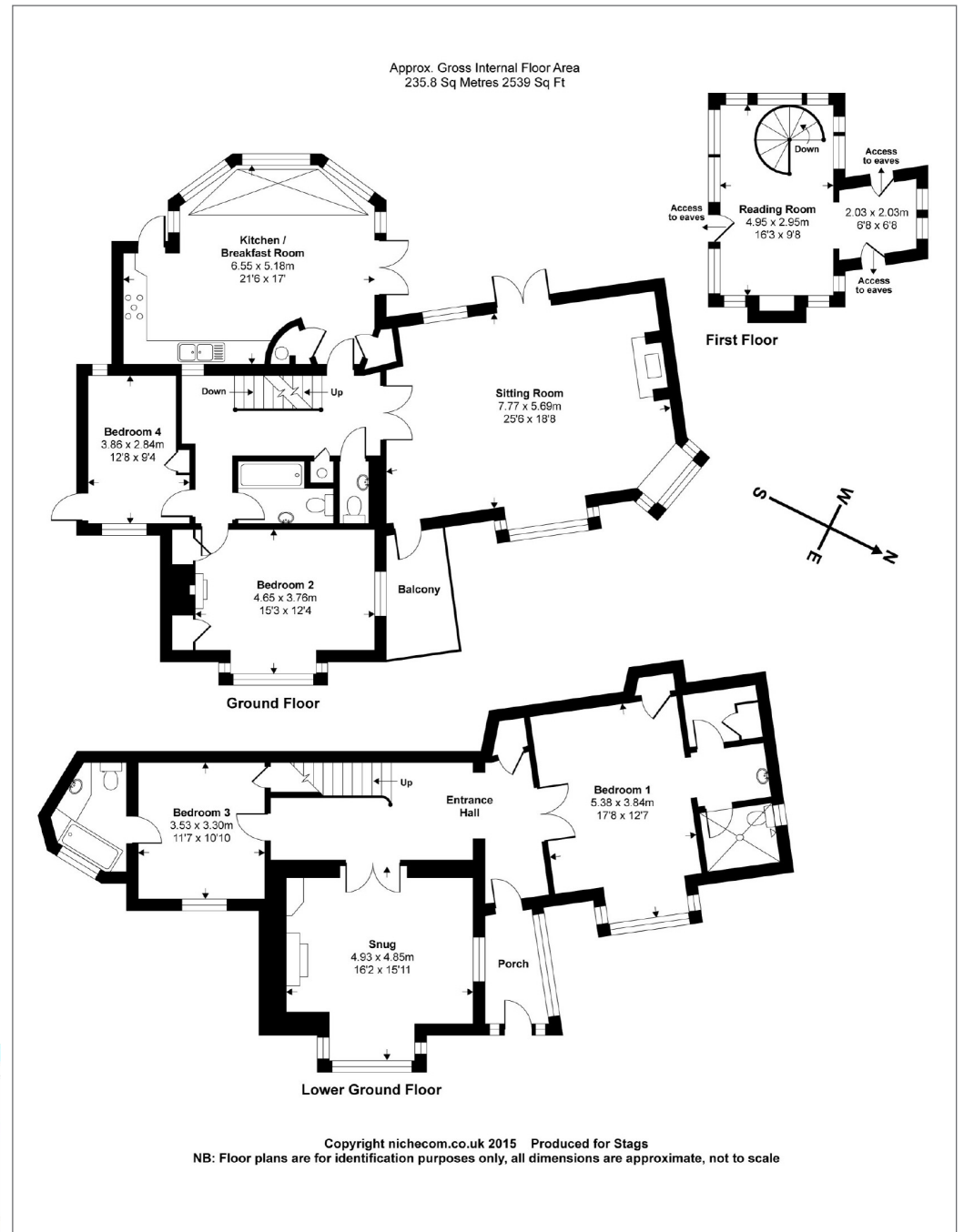
SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE

Tel: 01872 264488

truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-45%	A		
45-69%	B		
69-81%	C		
81-93%	D		
93-102%	E		
102-107%	F		
107-125%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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