



SOLE MAR

St Ives, Cornwall



A BEAUTIFULLY DESIGNED AND IMMACULATELY PRESENTED SINGLE-STOREY HOME WITH SEA VIEWS, JUST MOMENTS FROM PORTHMEOR BEACH.

Summary of accommodation

Entrance hall | Open-plan sitting room/kitchen/dining room | Utility room

Principal bedroom with en suite shower room | Second bedroom | Family bathroom | Loft room

Terrace with sea views | Off-road and roadside parking for four cars

Distances: Penzance 10 miles, Truro 27 miles, Newquay Airport 40 miles

(All distances are approximate)

SITUATION

St Ives is one of West Cornwall's most iconic coastal destinations. This picturesque fishing harbour and seaside town is renowned for its golden sandy beaches, turquoise waters and thriving arts scene. Its charming maze of narrow cobbled streets is home to an eclectic mix of boutique shops, galleries, restaurants and bars.

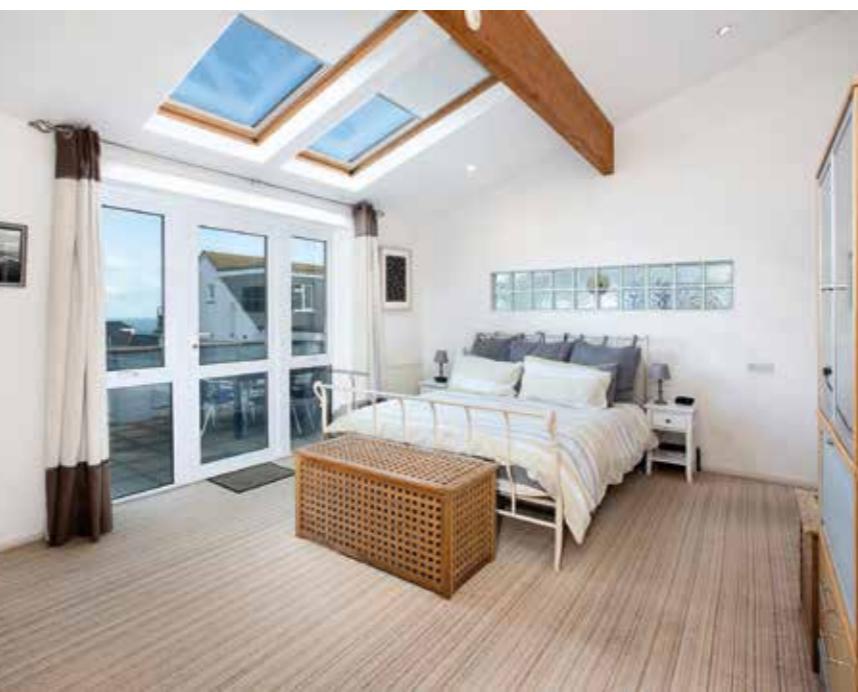
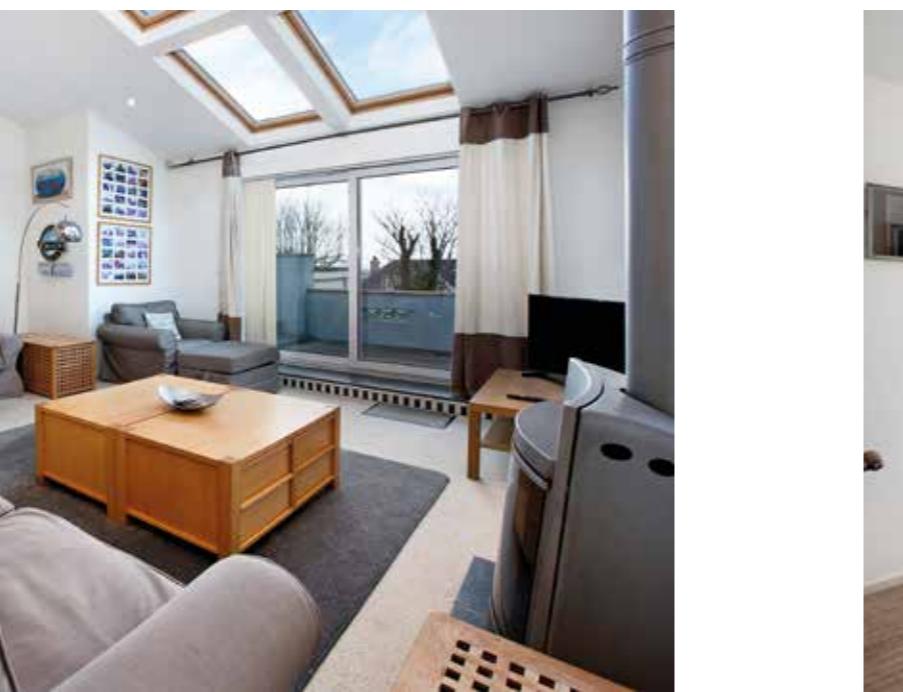
The town is bordered by six beautiful beaches, including Porthmeor—famed for its excellent surf—Porthgidden, Porthminster and the Harbour Beach, all regularly voted among Britain's best. The working harbour, with its colourful fishing boats, sits at the heart of St Ives and offers opportunities for surfing, paddleboarding, kayaking, fishing and more.

St Ives blends rich maritime heritage with a flourishing creative community. Celebrated for its exceptional natural light, it has attracted artists for generations and is home to Tate St Ives, the Barbara Hepworth Museum & Sculpture Garden and the Bernard Leach Pottery.

The town is also a renowned 'foodie' hub, with numerous cafés, pubs and award winning restaurants, including the celebrated Porthminster Beach Café. Local amenities include supermarkets, medical services and a leisure centre. A strong sense of community is felt throughout the year, supported by events such as the annual St Ives Food Festival.

Nearby attractions include the links course at West Cornwall Golf Club in Lelant, offering stunning views across the Hayle Estuary to Godrevy Lighthouse. The South West Coast Path provides breathtaking walking along dramatic coastline in both directions. To the east lie Carbis Bay, Porthkidney Beach and the vast sands of Hayle's Three Mile Beach; to the west, rugged cliffs lead towards Zennor.

A scenic branch railway connects St Ives and Carbis Bay to the main Penzance–London Paddington line at St Erth. Newquay Airport offers daily flights to Gatwick and other UK and international destinations.



THE PROPERTY

Sol E Mar enjoys a quiet position off Westward Road, just a three minute walk down to Porthmeor Beach—a soft, sandy beach sheltered between two headlands, close to Tate St Ives and popular with surfers, swimmers and rockpoolers. Facilities include beach cafés, a surf school and summer lifeguards. Rock pools appear at low tide, and the harbour is only a ten minute walk away.

Beside Porthmeor Beach lies the 'Island', a prominent headland between Porthmeor and Porthgidden Beaches. Rich in wildflowers and wildlife—including seals, dolphins and seabirds—it can be circled by a well loved coastal path. A small shop sits conveniently at the top of the hill, and the property is moments from the South West Coast Path.

Sol E Mar is a stylish single-storey house, designed with high ceilings and generous glazing to maximise natural light and space. Steps lead down from the road and parking area to the front door, opening into a large entrance hall. This leads to the spacious open-plan living area arranged over two levels: the lower area features a real flame gas fire, roof lights and sliding glazed doors to the sea-view terrace, while the upper level opens into the fitted kitchen/dining room.

The principal bedroom has an en-suite shower room, roof lights, and direct access to the terrace. There is also a second bedroom and a family bathroom. An additional loft room with restricted height in areas has been used as a kids bunk room and storage. There is potential upwards development to create another floor or additional accommodation.

The paved and decked terrace, accessed from both the sitting room and principal bedroom, enjoys lovely sea views framed by a rendered balustrade. The property also benefits from a store shed with off-road parking for two cars plus roadside parking for an additional two cars.

The current owners have successfully let the house through Airbnb. Recent guest reviews include:

"This was one of the best places we have stayed. It was a beautiful house with views of the sea and within a short walk of great restaurants and the attractions of St Ives."

"Sol e Mar is lovely. Well located, well presented and well equipped. It's a fantastic place to stay in St Ives. Close to the beach and only 10 minutes walk to the centre. Would highly recommend."

PROPERTY INFORMATION

Tenure: Freehold

Parking: Private off-road parking for two cars plus roadside parking for an additional two cars.

Services: Central Heating – Mains gas, water and electricity – Mains Sewerage - Foul and Surface water drainage.

Local Authority: Cornwall Council: 0300 123 4121

Council Tax: Band D

EPC: C (69)

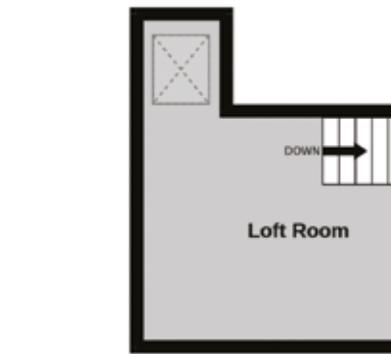
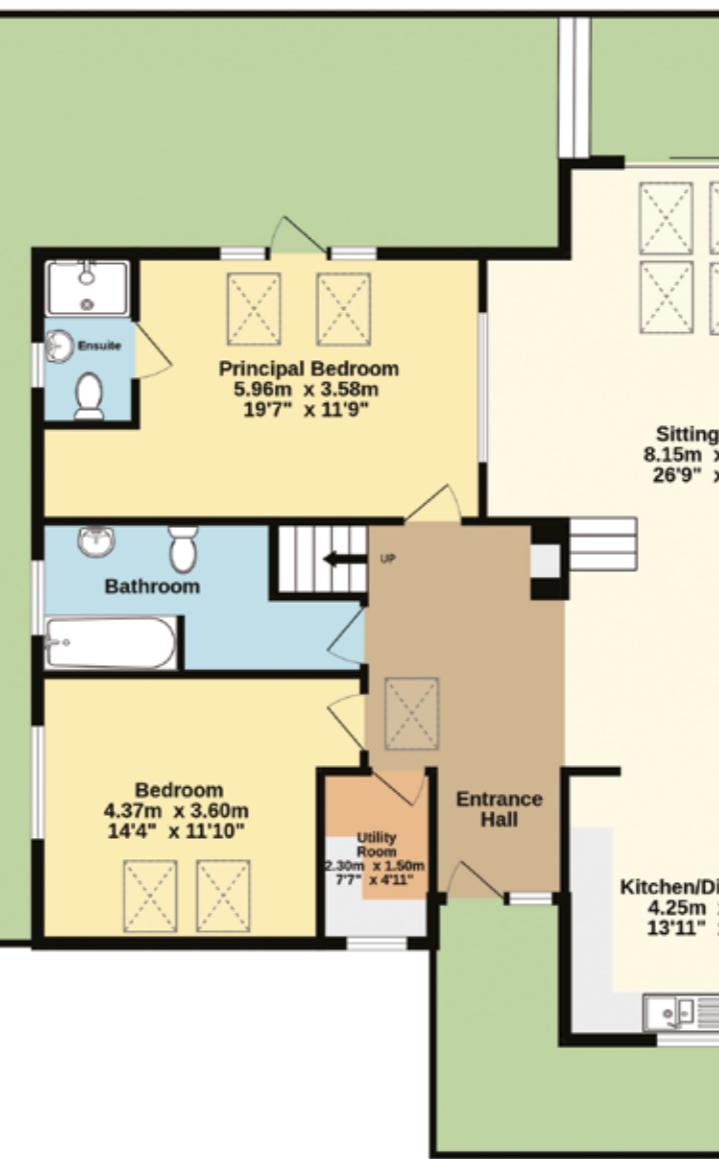
Directions: TR26 1JX



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Ground Floor
113.3 sq.m. (1220 sq.ft.) approx.

1st Area
15.2 sq.m. (164 sq.ft.) approx.



Approximate Gross Internal Area
128.6 sq.m. (1384 sq.ft.)

This plan is for layout guidance only. Not drawn to scale. Unstated windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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