

1 Lower Saltings

Porthmeor Road, St Ives, Cornwall







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1 Lower Saltings is an immaculate waterfront apartment that is situated “on the beach” at Porthmeor. It has been tastefully, sympathetically and extensively renovated in recent years. Its central, arched window forms the focal point to the property and makes this coastal apartment a truly unique waterfront home.

Hayle and the A30 5 miles, St Erth 5.5 miles (London Paddington 4 hours 50 minutes)

Truro 24 miles, Newquay Airport 40 miles

(All distances and times approximate)

Hall | Open plan kitchen/dining/living room | Bedroom | Bathroom

Private parking for one vehicle

Gross Internal Floor Area: 527 sq ft (48.9 sq m)



Exeter

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Flat 1 Lower Saltings – for sale leasehold

Flat 1, Lower Saltings is the most idyllic and quintessential waterfront home situated in an outstanding beachside setting on the famous Porthmeor Beach in the heart of St Ives. This ground floor apartment has been designed and renovated to an exceptionally high standard and is situated in a frontline, prime waterfront position with breath-taking, panoramic coastal views overlooking Porthmeor Beach and out to sea. This immaculate apartment is currently rented out for short holiday lets.

The property is approached off Porthmeor Road with the access for vehicles off the slipway through a double garage door. This leads through to an inner, protected courtyard off which is a private parking bay for one vehicle allocated and owned by 1 Lower Saltings.

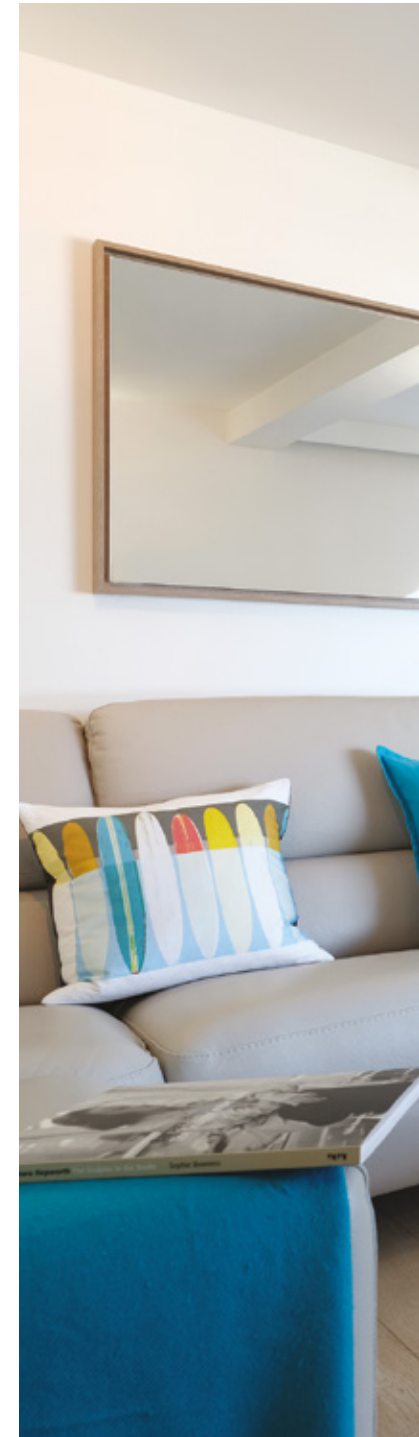
The front door leads onto a corridor off which are the double bedroom, shower room and open plan kitchen living room. The bedroom has a built-in wardrobe, a smart TV and also a large full-length mirror. The shower room has a walk-in shower with a quartz stone surround. The open plan kitchen/living room/dining room has a stunning arched window as the centrepiece overlooking the beach. The kitchen has quartz work surface, built-in fridge and freezer, induction hobs and electric oven, dishwasher and washing machine. It also houses the gas boiler (off mains gas). Within the sitting room area is a large leather sofa which doubles up as a bed thus providing accommodation for up to four individuals. The sitting room also has a smart TV.

Investment/Holiday Rental

The property generates a rental income with a net profit of around £40,000 in a normal year of trading. The current owners are strict with their bookings by only accepting weekly bookings and no pets.

Tenure

The property is on a 999 year lease from 1 January 1999.





North Cornish Coast

The property lies within easy walking distance of the St Ives Harbour and all the shops and galleries including the Tate Gallery. The clarity of light, sandy beaches and turquoise waters of St Ives have attracted artists and those seeking an outstanding quality of life since the 19th century. Centred on a working harbour, the winding cobbled streets that were once the homes and inns of sailors and fishermen are now vibrant with restaurants, pubs and cafes; showcasing Cornwall's fabulous delicacies.

The cliff top walks to the west of St Ives are exhilarating while boutiques and galleries provide a more tranquil afternoon. Most notably, the town is now also home to the landmark Tate Gallery, the famous Barbara Hepworth Museum and the Bernard Leach Pottery.

There is excellent surfing at both Porthmeor Beach and at St Ives Bay. These are two of the most sheltered beaches in the area, ideal for swimming and more leisurely water sports. The South West Coast Path links Carbis Bay Beach and the rail station to Porthminster Beach in St Ives which is home to the award-winning Porthminster Beach Café.

Overlooking the Hayle Estuary at nearby Lelant (2.5 miles), there is a spectacular links golf course with views stretching up towards Godrevy Lighthouse.

A branch railway line links St Ives to the main Penzance to Paddington line at St Erth (5.5 miles) with trains from there taking about 5 hours to reach London.



Newquay Airport is about 40 miles away and offers daily flights to London Stansted, London Gatwick and a growing number of cities across the UK.

Recent and on-going improvements to the main A30 Trunk Road now provide fast access to the M5 motorway network at Exeter.

The towns of both St Ives and Carbis Bay are well served with doctors, dentists, professional services, shopping including supermarkets, a leisure centre and schooling. There are many cafés, bars and restaurants around St Ives harbour and the area is renowned for its artist community with plenty of galleries.

Services

Mains gas, electricity, water and drainage.

Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY.

Viewing

Viewing is strictly by prior appointment with the sole agent Knight Frank LLP.

Directions (TR26 INP)

From the A30 take the A3074 towards St Ives. Drive through Lelant and Carbis Bay and enter St Ives along the A3074. Takes signs to the town centre and The Wharf. Drive along Wharf Road with the harbour on your right. Turn left into Fish Street. Then turn right into Back Road East and then take the first left into Island Road. Take the second left into Porthmeor Road. Turn right for the slipway on Porthmeor Beach. Private parking will be on your left through an archway.

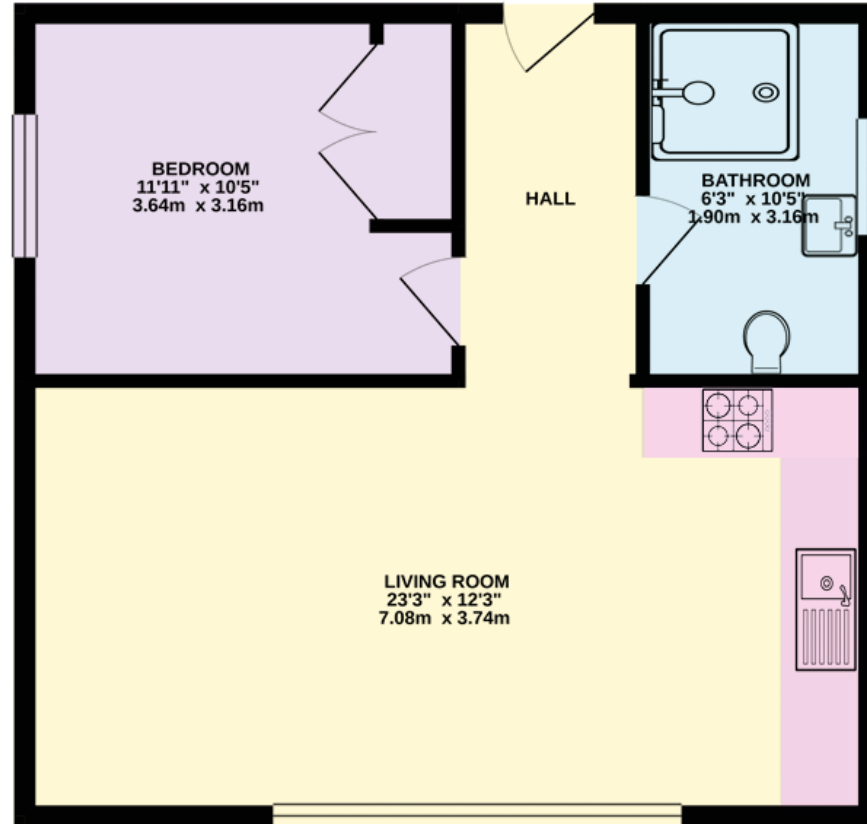


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
527 sq ft (48.9 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars

GROUND FLOOR
 527 sq.ft. (48.9 sq.m.) approx.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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