



24 St Nicholas Court,



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St Ives, Cornwall TR26 1SZ

St. Ives Harbour 0.1 Miles, Hayle 5 Miles, South Coast 8 Miles

A superb 2 bedroom Studio/Apartment, with balcony and private parking. Part of the highly desirable St Nicholas Court development which is situated alongside Porthmeor Beach.

- Secure Parking
- No Onward Chain
- Balcony
- Set Over Two Floors
- Successful Holiday Let
- Town and Coastal Views
- Beachside Location
- Flexible Accommodation
- Leasehold
- Business Rated

Guide Price £575,000

SITUATION

Positioned just moments from Porthmeor Beach and nestled in the heart of St Ives' historic Old Town, 24 St Nicholas Court offers an exceptional opportunity as a private residence, holiday let, or investment property. This superbly located 1/2-bedroom apartment provides the perfect combination of comfort, convenience, and coastal charm.

St Nicholas Court enjoys a coveted position within the highly sought-after 'Downlong' Conservation Area, known for its narrow, winding streets, picturesque cottages, and vibrant atmosphere. A short stroll from your doorstep leads you through this charming maze of lanes, where you'll discover an eclectic mix of independent shops, art galleries, and renowned restaurants. The St Ives School of Painting and St Ives Museum are just around the corner, offering a glimpse into the town's rich cultural heritage.

The property is ideally located near the granite harbour, where traditional fishing boats bob alongside the pier, creating a postcard-perfect scene. Porthmeor Beach, with its stunning views of the Atlantic and the neighbouring Island, is a haven for surfers, families, and beach lovers alike. The beach is home to a celebrated restaurant and is overlooked by the iconic Tate St Ives Gallery. On the other side of the harbour, Porthminster Beach offers a quieter, family-friendly setting, both beaches proudly fly Blue Flags for their exceptional quality.



St Ives is not only a destination for beach lovers but also offers a wealth of activities for every interest. The town boasts a Leisure Centre, while a wide range of water sports, tennis, and other outdoor pursuits are available in the surrounding area. For golf enthusiasts, the nearby Lelant Links Golf Course, perched above the Hayle Estuary, offers sweeping views towards the iconic Godrevy Lighthouse. For those wishing to explore beyond St Ives, the scenic branch railway line connects the town to the main London to Penzance line at St Erth, making it easily accessible for visitors and providing quick connections to the wider Cornwall region.

THE PROPERTY

Set in one of St Ives' most desirable coastal locations, this exceptional southwest-facing apartment in St Nicholas Court offers a rare chance to enjoy wonderful sea views, flexible accommodation, and almost immediate access to the golden sands of Porthmeor Beach.

Located on the second floor, the apartment welcomes you with a generous open-plan living and dining area, beautifully illuminated by large windows that frame the striking views of the beach and coastline. The layout is ideal for entertaining or simply relaxing while watching the waves and ever-changing Cornish skies. To the rear of the property, a peaceful double bedroom provides a calm retreat, bathed in natural light. Adjacent is a well-appointed family bathroom, complete with a modern shower and tasteful finishes. A fully equipped kitchen, thoughtfully integrated into the living space, offers all the conveniences of home while maintaining the open, airy feel of the apartment.

Upstairs, the apartment truly comes into its own with a versatile loft/studio space. Whether used as an additional bedroom, a creative workspace, or a tranquil lounge, this area captures awe-inspiring views across Porthmeor Beach and over the rooftops of St Ives. French doors lead out to a large private balcony—a perfect spot to enjoy your morning coffee, bask in the afternoon sun, or unwind with a glass of wine while watching the spectacular sunset over the Atlantic.

St Nicholas Court is a well-maintained development with a strong sense of community and exclusivity. Residents enjoy access to a private courtyard and garden area, as well as a communal laundry room and outdoor shower—ideal for rinsing off after a swim or surf. Whether you're looking for a permanent seaside home, a stylish holiday retreat, or a prime investment opportunity in one of Cornwall's most iconic towns, this rare property offers it all.

PARKING

24 St Nicholas Court also benefits from its own dedicated parking space located within a secure, gated ground-floor car park. Accessible 24 hours a day, this invaluable feature offers peace of mind and convenience—an exceptional asset in the heart of St Ives, where private parking is a true rarity.

SERVICES

Mains Water, Electricity and Drainage. 948 years remaining of a 999 year lease. Superfast Broadband Available (Ofcom) EE, O2 & Vodafone signal Limited (Ofcom)

VIEWING

Strictly and only by prior appointment with Stags West Cornwall - 01736 223222

DIRECTIONS

Proceed to the heart of St Ives and ideally park in The Island Car Park. Leave the car park on foot and continue along Porthmeor Road. St Nicholas Court is on your right-hand side. From the courtyard No 24 is on the second floor to your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

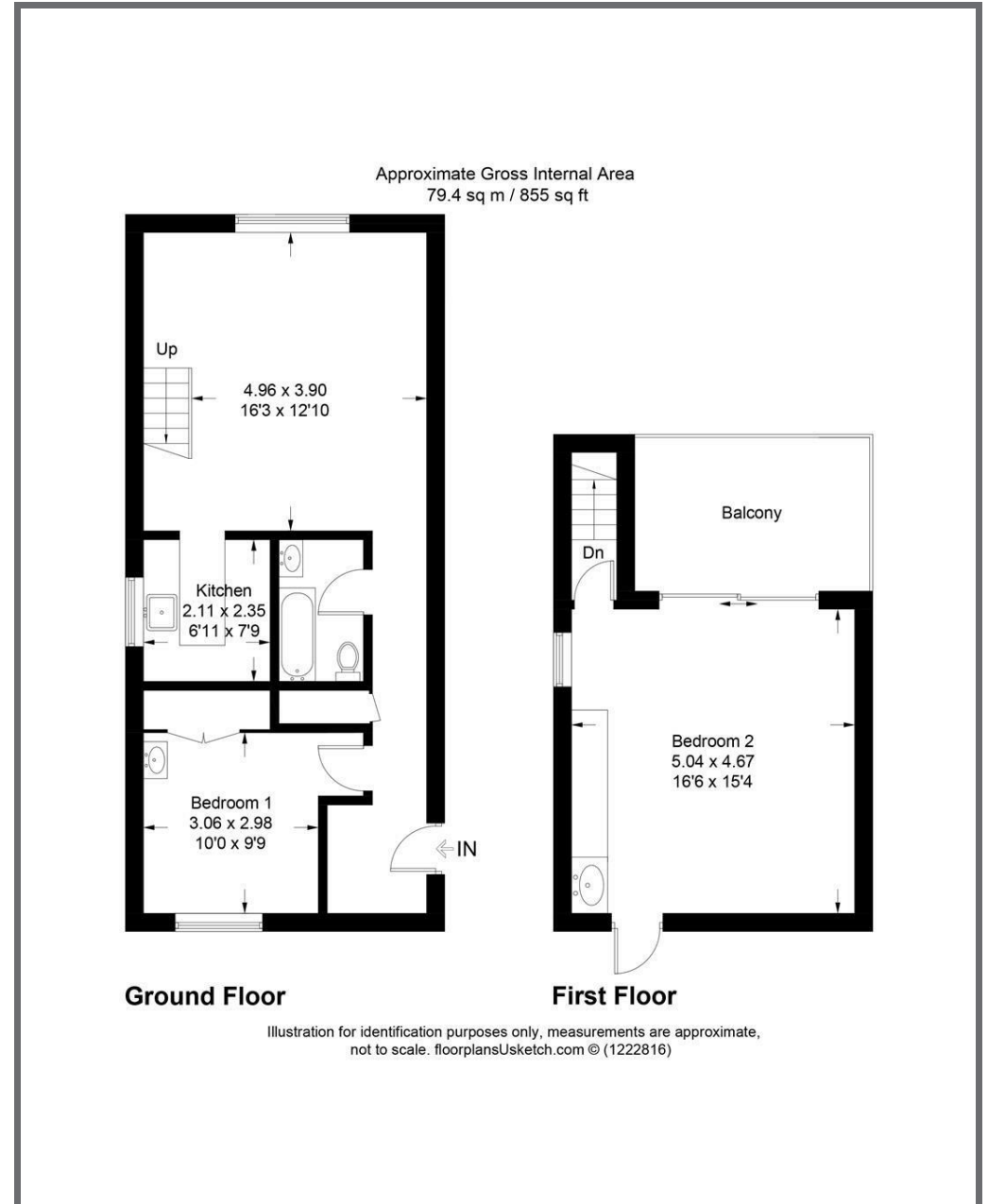


| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | | |
| (39-54) E | | 41 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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