



4 Mariners



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Norway Square, St. Ives, TR26 1NA

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

A superb, positioned 2 Bedroom apartment in the heart of the desirable coastal town of St.Ives, moments from Porthmeor Beach and the historic Harbour.

- 2 Bedrooms
- Successful Holiday Let
- Quiet Location
- Over two Floors
- Short Distance to the Sea
- Close to Harbour
- Leasehold
- Business Rated

Guide Price £375,000

SITUATION

Located in the heart of St.Ives, with rooftops across the historic harbour town and views of the harbour itself, Mariners is surrounded by the charm and character that makes St.Ives one of the most desirable coastal towns in Cornwall.

A short stroll from 4 Mariners takes you through the maze of narrow streets lined by fisherman's 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. Porthmeor Beach faces the Atlantic Ocean and is a favourite with surfers. On the opposite side of the harbour is Porthminster Beach, popular with families and home to the award winning Porthminster Beach Cafe.



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 St. Ives with the main London to Penzance line at nearby St. Erth.

THE PROPERTY

Steps rise from the cobbled streets of Norway Square to the entrance of Mariners, leading to a charming and inviting apartment.

The main living area is a spacious, dual-aspect living room that offers delightful rooftop views across St. Ives, extending towards the historic harbour front. Currently used as a successful holiday let, the apartment offers versatile living accommodation, perfect for relaxation and entertaining.

At the rear of the apartment, you will find a generously sized double bedroom, a well-appointed family bathroom, and a kitchen equipped with a range of base and wall units, providing ample storage and functionality.

From the entrance hallway, stairs lead up to a superb double bedroom that boasts views across St. Ives. This additional bedroom offers a peaceful retreat with room for extra seating, providing an escape from the main living room.

SERVICES

Mains Water, Drainage and Electricity.
Mobile signal - Limited
Superfast Broadband available (Ofcom)

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

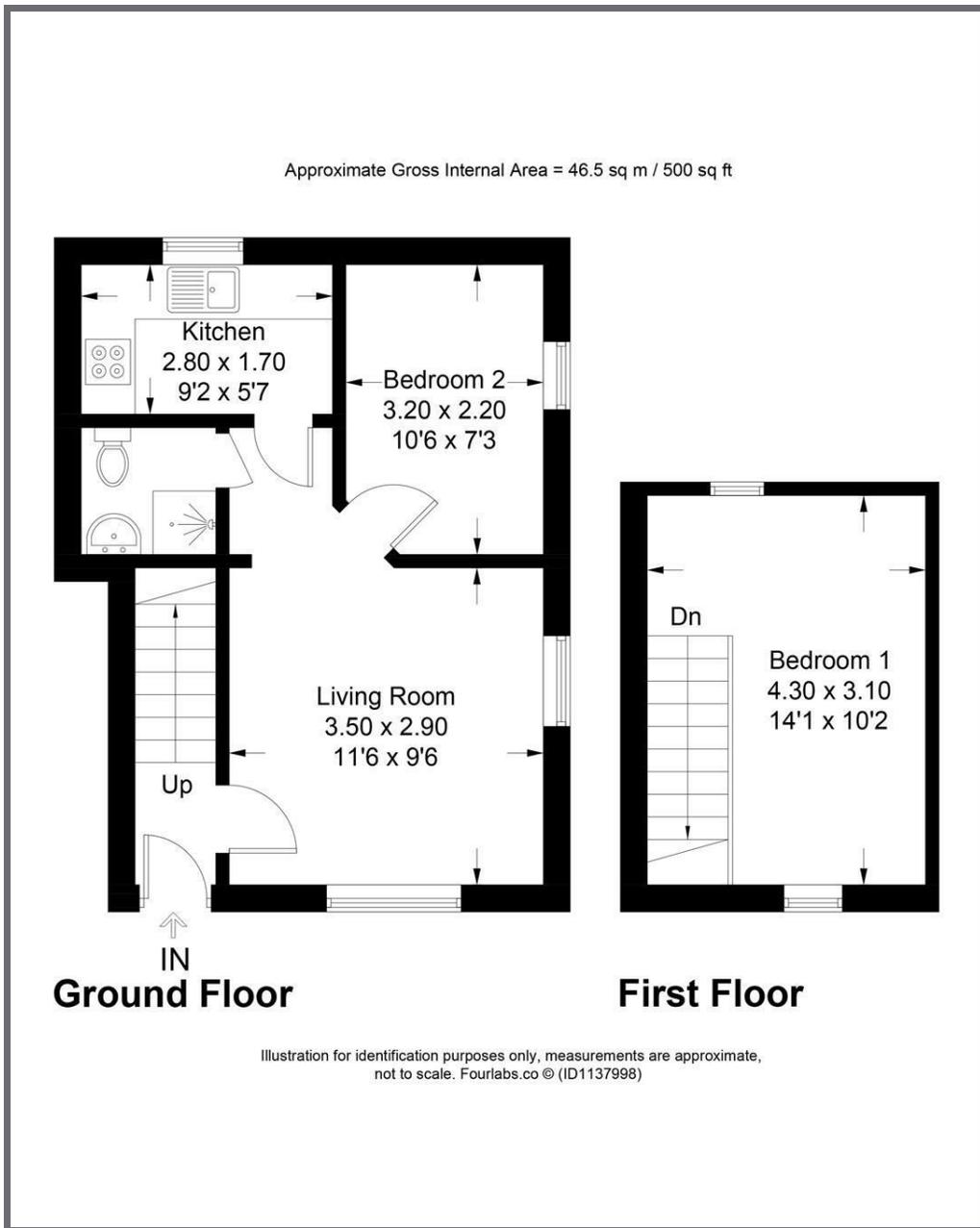
DIRECTIONS

Proceed to the heart of St Ives and ideally park in The Island Car Park. As you leave the car park on foot continue along Porthmeor Road and continue past the beach slipway.

After a short distance you will approach Back Road East, shortly after you pass the Barnaloft and Plaza buildings on your right hand side, Norway Square will be evident on your left hand side. 4 Mariners is located to the rear on the left hand side as you approach.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	71
EU Directive 2002/91/EC			