



Midships



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Harbour View, St. Ives, TR26 1PU

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

A superb, positioned harbour front apartment in the heart of the desirable coastal town of St.Ives

- 2 Bedrooms
- Harbour Views
- Waterfront Position
- Second Floor Apartment
- Central Location
- Successful Holiday Let
- Leasehold
- Council Tax Band B

Guide Price £425,000

SITUATION

Located on the harbour front of St.Ives with uninterrupted views of the waterfront and the historic harbour town, Midships is surrounded by the charm and character that makes St.Ives one of the most desirable coastal towns in Cornwall.

A short stroll from Midships 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

Straight from the waterfront, steps rise to the entrance of Harbour View. Midships is located on the first floor of this impressive building, commanding views across the harbour.

The accommodation features a spacious, light-filled living area with large bay windows that offer stunning views of the harbor. Towards the rear, there is a well-appointed kitchen equipped with ample storage space.

Along the hallway, you will find a bright double bedroom that shares the same iconic views of St. Ives' historic harbour. A second double bedroom is located at the rear of the apartment.

A family bathroom completes the accommodation, ensuring comfort and convenience for all guests.

SERVICES

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

VIEWINGS

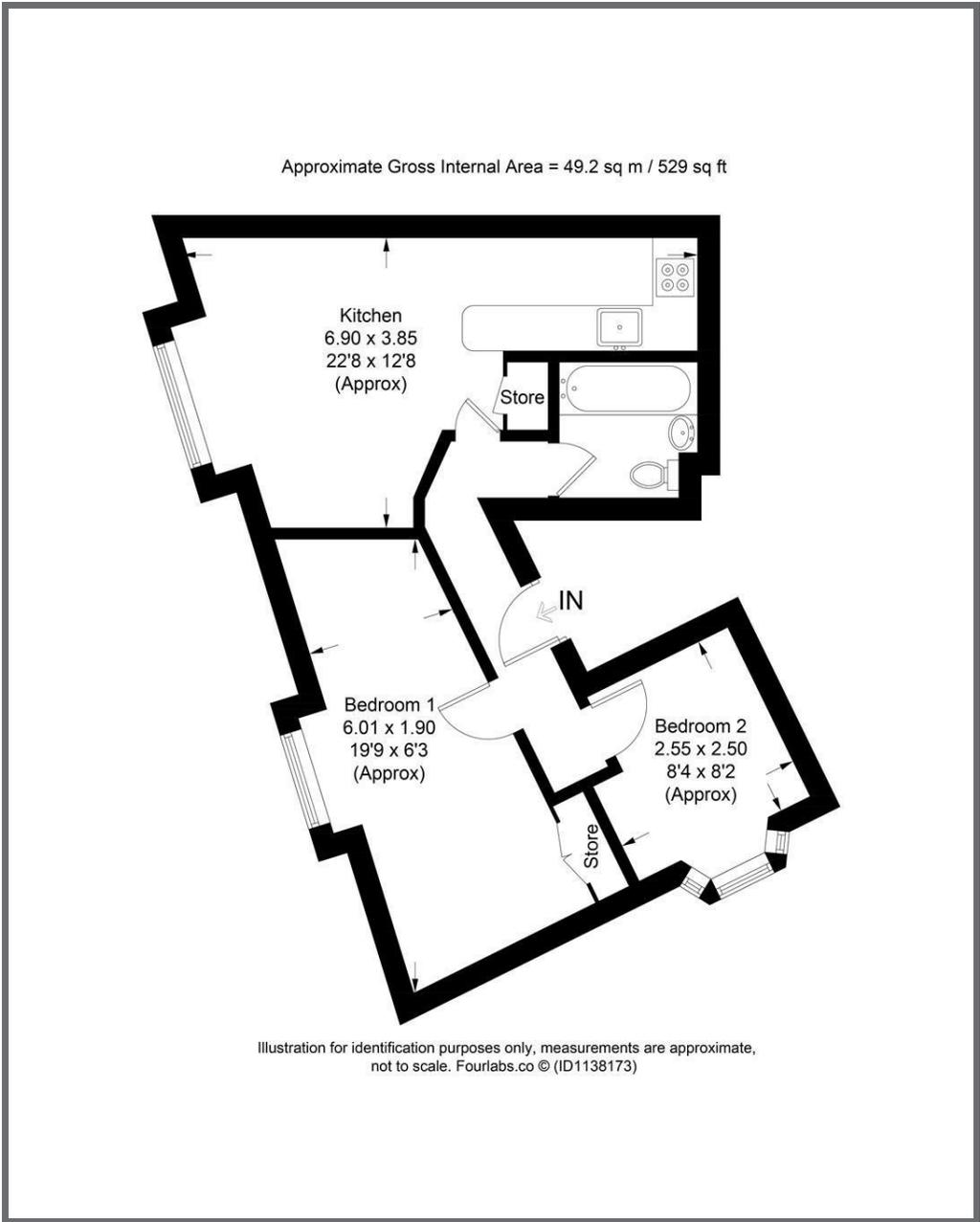
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

On entering the town head towards the harbour and follow the road around towards the pier. Midships is above Aspects on your Lefthand side



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 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			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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