

1 Pednolver Terrace  
St. Ives, TR26 2EL

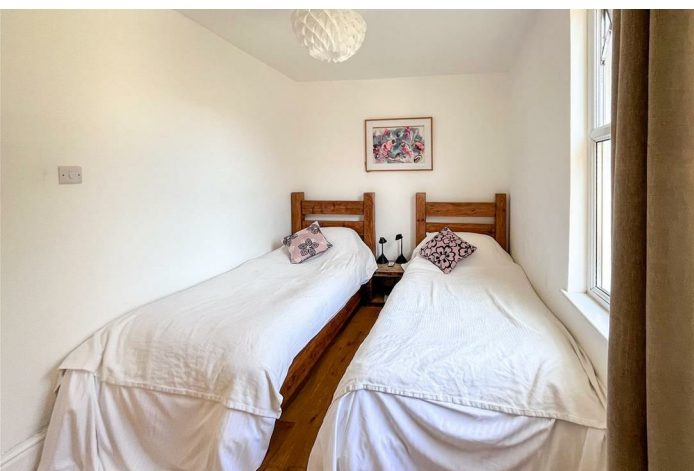


**MATHER**  
PARTNERSHIP









# 1 Pednolver Terrace

## St. Ives, TR26 2EL

Nestled in one of St Ives' most sought-after locations, 1 Pednolver Terrace is a beautifully presented five-bedroom end-of-terrace home offering the perfect blend of charm, space, and spectacular scenery. Just a short stroll from the golden sandy beaches, the vibrant town centre, and the picturesque harbour, this coastal gem is ideally positioned for both relaxing getaways and full-time living.

Flooded with natural light throughout, the home boasts stunning panoramic views across St Ives Bay, capturing the ever-changing colours of the sea and sky. From the comfort of your living room or upper-floor bedrooms, enjoy sweeping vistas that stretch across the harbour and beyond to Godrevy Lighthouse and even as far as Trevoze Head on clear days.

Offering five generously proportioned bedrooms and 5 bathrooms, the property easily accommodates family living or holiday guests, with versatile spaces that could also serve as home offices or creative studios. Period features blend seamlessly with modern comforts, creating a welcoming atmosphere full of character.

Whether you're watching the boats drift across the bay, walking to Porthminster or Porthmeor Beach, or exploring the galleries and cafes of this iconic Cornish town, 1 Pednolver Terrace offers an exceptional lifestyle in an unforgettable setting.



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**Guide Price £999,950**

### **Location**

St Ives has fast become one of the UK's foremost holidaying destinations. Offering 3 award winning beaches two of which are regularly featured in The Telegraphs top 100 beaches in Europe. The town offers a maze of cobbled streets which are lined by stone and white washed former fisherman's cottages which all lead down onto the picturesque harbourside where you are able to watch the local fishing fleet return with their daily haul and if you are lucky you may see the dolphins or seals.

### **The Property**

Located within a grand terrace. The property is end of terrace and offers some of the finest views into the harbour of St Ives and across to The Island and taking in the full vista of St Ives across and towards Godrevy Lighthouse and beyond to Trevoze Head and round to Porthkidney Sands and the beaches at Godrevy and Gwithian. The home offers extremely light and airy living and still retains a wealth of original features including the flooring tall sash windows ensuring the home is flooded with light, high ceilings with cornicing and much more. In the mornings you are able to watch the sun rise over the bay. With the

town and its maze of cobbled streets that offer a wide variety of quality restaurants and cafe bars all within walking distance as are the three award winning golden sandy beaches.

### **Accommodation**

Entrance

Reception Hall

Lounge Dining Room

Kitchen

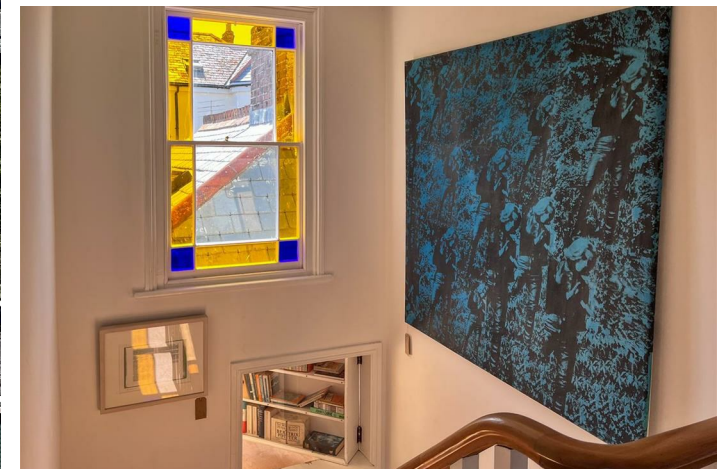
5 Bedrooms and 5 Bathrooms set over the first and second floor

### **Parking**

To the rear of the property is parking for 2 cars

### **Outside**

To the front of the property is an area of garden offering a lawn area which is enclosed by a number of mature shrubs and plants. From this area is the classic St Ives view across roof tops and out into the bay








Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		58	8
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales**

EU Directive  
2002/91/EC





and harbor. To the rear there is an enclosed graveled garden for ease of maintenance with granite set paths. There is a covered dining area and gated access to the rear leading onto the parking area. The rear garden is South facing and offers a good degree of privacy.

### Services

Mains Electric, Water, Gas and Drainage

### Council Tax Band- E

### What3Words

///stubbed.duck.repelled

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.





## Pednolver Terrace, St. Ives

Approximate Area = 2029 sq ft / 188.5 sq m

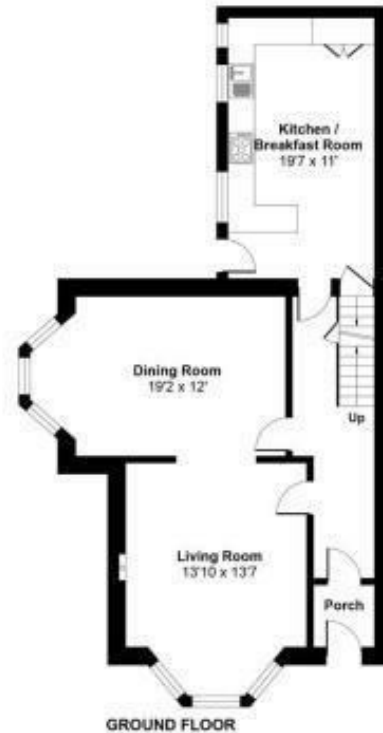
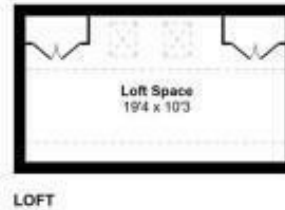
Limited Use Area(s) = 265 sq ft / 24.6 sq m

Total = 2294 sq ft / 213.1 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
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