

9 Little-in-Sight

St. Ives, TR26 1BD







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This stunning property offers a 3 in 1 combination that is almost impossible to find in St. Ives:

THE HOUSE: A beautiful, recently renovated, superbly presented, three bedroom house nestled in the tranquil area of Little-in-Sight. A contemporary family home with open plan living areas and a lovely, sunny, garden area with sun deck and sea views to the bay, Godrevy lighthouse and the beaches beyond. A wonderful spot to relax.

THE ANNEXE: A fantastic, recently constructed, high quality, fully independent purpose built annexe. This versatile additional accommodation is perfect for multi-generational living or as a rental opportunity to generate additional income.

THE PARKING: Invaluable and almost priceless in St. Ives, the property also benefits from parking space for at least 6 vehicles. This is a unique find in such a desirable location just a short stroll from the harbourside and the town's award winning beaches.

In summary, properties of this nature and scope are extremely hard to find in St. Ives and rarely come on the market. 9 Little-in-Sight represents a remarkable opportunity for families and investors alike.



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Guide Price £525,000

Location

St. Ives - the dazzling jewel in Cornwall's crown. A picturesque fishing harbour and seaside town with a quartet of golden beaches. Voted best family holiday destination by Coast magazine and host to one of TripAdvisor's top 10 European beaches.

The town has a maze of narrow cobbled streets with independent shops, award winning cafés, restaurants, bars, fisherman's cottages and many wonderful galleries including the world renowned Tate.

For wider travel, St. Ives has easy access to the A30 and the main train line to Paddington is 3 miles away at St. Erth. Penzance is just up the road.

Main House

Entrance

Reception Hall

Open Plan Lounge, newly refurbished kitchen and dining room

3 Bedrooms

Family Bathroom

Separate Annexe

Fully independent, studio layout with, sleeping and seating areas, kitchen and shower room.

Parking

To the rear of the property and beyond the garden area and annexe, is a very large gravel space with parking for at least 6 cars.

Outside

At the front of the property is a small raised seating area with glorious sea views out to St. Ives bay and Godrevy lighthouse and beyond. For early risers, this is a wonderful spot to watch the spectacular sunrises over the bay. The rear garden, which gets all day sunshine, is accessed through double patio doors from the open plan living space. This leads immediately on to a sunny patio with a seating area perfect for al fresco dining. Steps lead down to a very pretty garden area and a sun deck with views over the bay. A great spot for sunbathing and relaxing. Beyond the garden lies the INDEPENDENT ANNEXE and then a graveled area with parking for at least 6 cars. To the rear of the property is vehicular access to the parking area.

Services

Mains Gas, Water, Electric and Drainage





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			
		69	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note

The property had planning permission which has now expired. The planning was for a two storey extension to the rear. The ground works have been completed and have been signed off. This was done by the previous owner.

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

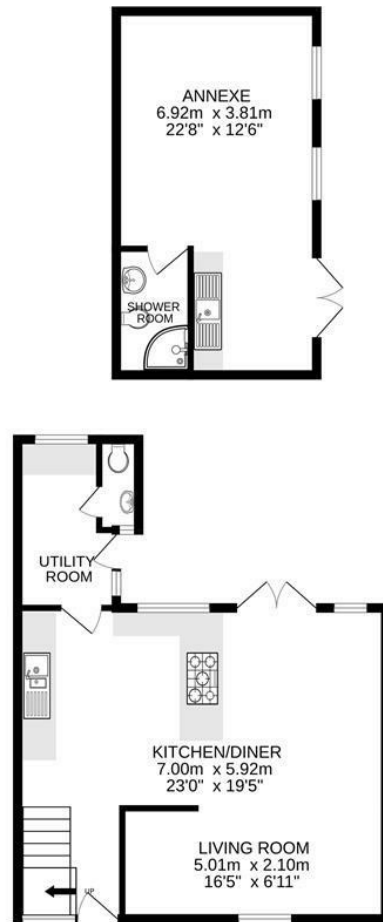
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

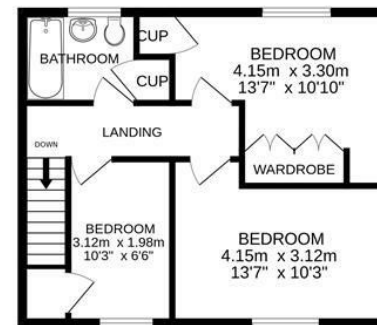
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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