

28 Carthew Court
St. Ives, TR26 1RN







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Nestled in the tranquil Carthew Court, St Ives, this exquisite first-floor end of terrace maisonette presents an exceptional opportunity for both homebuyers and investors alike. Just a short stroll from the renowned Porthmeor Beach and the vibrant centre of St. Ives, this property combines the best of coastal living with the convenience of local amenities.

Having undergone a complete refurbishment, the maisonette boasts modern, light and airy accommodation throughout. The stylish open-plan living area that seamlessly flows onto a delightful balcony. From here, one can enjoy breathtaking views of The Island and up to Godrevy Lighthouse and the distant Trevoze Head, making it an ideal spot for relaxation or entertaining guests. The property features two generously sized double bedrooms, providing ample space for family or visitors, along with a well-appointed family bathroom.

In addition to its stunning interior and prime location, this maisonette comes with the added benefit of a garage, offering secure parking and extra storage. Currently operating as a successful holiday let, this property presents a fantastic investment opportunity, allowing you to enjoy the charm of St. Ives while generating income.

Whether you are seeking a permanent residence or a holiday retreat, this maisonette in Carthew Court is a rare find that promises both comfort and convenience in one of Cornwall's most sought-after locations. Don't miss the chance to make this stunning property your own.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £450,000

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.

Accommodation

Entrance
Reception Hall
Open Plan Lounge Kitchen Dining Room
Balcony to the Front Offering a Stunning View
Two Double Bedrooms
Family Bathroom

Garage

17'11 x 9'4

Single garage within the block of garages

Outside

Leading from the open plan living space is the balcony which creates the ideal Alfresco dining area to sit back and relax after a long day on beach. To the front of the block is a communal garden area.

Services

Mains, electric, water, drainage and gas

Agents Note

The property is run as a busy holiday let and viewings can only take place on changeover days (Saturday) or void periods. Please ensure that your viewing is confirmed before travelling to the area.

Service Charges

The annual ground rent is set at £25 per annum and the service charge is £800 per annum





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		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	

Lease Information

The lease term is set over 999 years and there are 987 years remaining

Council Tax Band- B**What3Words**

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Anti Money Laundering Regulations – Purchasers

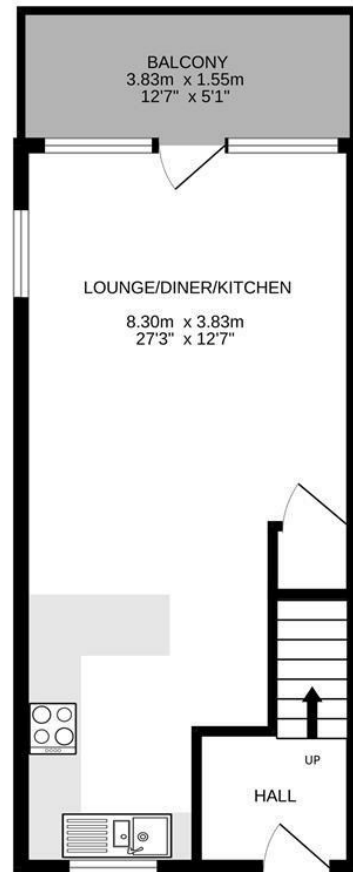
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



1ST FLOOR



2ND 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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