

Property for sale – 25th May 2012

Blue Rock, Talland Road, St Ives £675,000

Cross Estates, St Ives 01736 793939

Superb coastal home with definite ‘wow’ factor

Cross Estates, independent estate agent in St Ives, Cornwall, is thrilled to offer for sale Blue Rock, a superb light and spacious detached architect-designed contemporary coastal residence with outstanding uninterrupted sea views over St Ives down into the harbour and up along the surrounding coastline.



Steve Cross, director of Cross Estates, highly recommends an early viewing of Blue Rock to fully appreciate the splendour of the property, which sits close to the centre of the picturesque town. He said: “Oozing coastal ambience, this unique five bedroom home offers its purchaser extremely spacious, comfortable and user friendly family living effortlessly combined with contemporary architecture and decor. From the very first step into the entrance porch of the property, the light and space created by the floor to ceiling windows is extremely impressive and it’s a theme which continues throughout this stunning house.”



Arranged over three stories, Blue Rock boasts a large balcony ideal for alfresco dining and an incredible third floor lounge with breathtaking views as well as off road parking for three vehicles -rare in the town, a low maintenance enclosed rear garden and double garage, which has lapsed planning approval and potential for conversion into a three bedroom maisonette.

The entrance porch provides a fantastic entry into the house, light and spacious with windows to three sides as well as wood flooring, stairs with a chrome handrail and glazed inserts, high vaulted

ceilings and glass bloc walling leading to the inner hallway with stairs down to the ground floor, wood flooring and an arch into the living room. This is a stunning contemporary room with doors opening onto the balcony and full height windows giving views down onto Porthminster Beach and beyond.



The 21'4" x 8'7" kitchen is super stylish with an excellent range of high gloss units and ample granite work surfaces along with a waste disposal unit, integrated dishwasher, freezer and two fridges, large Whirlpool six ring gas hob, large electric double oven with pan drawer, glazed and stainless steel extractor hood and views to St Ives Harbour.

The balcony has built-in lighting and a chrome balustrade with glazed inset and measures 10'3" x 31'6", providing an amazing setting for drinks and alfresco dining with a beautiful coastline backdrop.

The master bedroom also enjoys full height windows and access to the balcony along with a range of fitted wardrobes, glass bloc part walling and an en-suite with slate tiling, plenty of storage space and a large walk-in shower.

Steps down from the inner hallway lead to the ground floor hallway. Off this is the utility room, family bathroom with Travertine natural stone tiling and four further double bedrooms.

From the entrance hallway, the stairs rise to the 32'6" x 19'6" main lounge – an astonishing room with wood flooring and an absolute and undisputable 'wow' factor. The bespoke gable end window provides stunning views over the town towards St Ives Harbour and the wall of floor to ceiling windows to the side give superb picture views down onto Porthminster Beach and up the coastline to Godrevy Lighthouse and beyond.



To the front of Blue Rock is a gravel fore garden with shrubs and palm trees and an off road parking area for three vehicles. Gate access from the parking area leads down to a decked back yard area with an entrance to the utility room. The main gardens are a real treat, low maintenance and a haven in the heart of the town with a large covered decked area leading down to a patios area and pond with further steps down to a gravelled section. A gate with steps leads to a double

garage with roof garden, which has lapsed planning permission and future potential to become a three bedroom maisonette.

Steve continued: “Blue Rock has to be seen. It’s an absolutely stunning property with beautiful gardens and parking too – a real gem in the heart of one of the most sought after towns in the South West.”

For further information or to arrange a viewing, contact Cross Estates at 1 Tregenna Hill in St Ives, call 01736 793939 or visit www.crossestates.co.uk.

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