



1 Higher Ayr Cottage, Ayr, St.
Ives, Cornwall, TR26 1EN









1 HIGHER AYR COTTAGE, AYR, ST. IVES, CORNWALL, TR26 1EN

GUIDE PRICE £540,000 FREEHOLD

Lovely sea views over St Ives town from this charming three bedroom semi-detached character cottage, located in a prime position, having enclosed gardens and off road parking for two to three cars.

*** THREE BEDROOMS * SEA VIEWS OVER ST IVES TOWN ***

*** PARKING FOR TWO TO THREE CARS ***

*** FITTED KITCHEN/DINER * LIVING ROOM WITH OPEN FIREPLACE ***

*** CLOAKROOM/UTILITY ROOM * FIRST FLOOR BATHROOM ***

*** CENTRAL HEATING * DOUBLE GLAZING * LOVELY SEA VIEWS * MANY PERIOD FEATURES ***

*** SOUGHT AFTER LOCATION * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 73 SQUARE METRE ***

The property has spacious well proportioned living accommodation with many period features throughout which has been maintained to a high standard and really needs to be viewed internally to appreciate to the full. The property benefits from some sea views across St Ives, along with enclosed private garden and parking for two to three cars. Higher Ayr is located on the outskirts of the town within close proximity to most amenities. Due to popularity of properties such as this we recommend an early appointment. The main town of St Ives has a variety of amenities, along with quality restaurants and shops and has easy access to the countryside as well. Number One Higher Ayr Cottage is an excellent example of a character home and we recommend an early appointment.

Entrance door to:

KITCHEN/DINER: 15' 2" x 11' 7" (4.62m x 3.53m) Porcelain Belfast sink with cupboards below, range of fitted wall and base units, solid wood worksurfaces, built in oven, four ring gas hob and extractor hood over, integrated dishwasher, understairs storage cupboard, matching glazed dresser, engineered oak flooring, Bernard Leach fireplace with oak surround (not operational), window seat with sea glimpse, spotlights, double glazed window, radiator. Opening to:

LIVING ROOM: 15' 0" narrowing to 11' 9" x 12' 0" (4.57m - 3.58m x 3.66m) Impressive granite fireplace with cast iron log burner set on a slate hearth, window seat with sea glimpse, TV point, engineered oak flooring, double glazed window, radiator.

CLOAKROOM/UTILITY ROOM: White suite comprising low level WC, wash hand basin, tiled flooring, wall mounted combi gas central heating boiler, plumbing for washing machine, radiator.

Stairs from living room to:

FIRST FLOOR LANDING: Exposed floorboards, radiator, access to roof space.

BEDROOM ONE: 12' 6" x 6' 8" (3.81m x 2.03m) Double glazed window with sea views over St Ives town, built in drawer unit, exposed floorboards, radiator.

BEDROOM TWO: 9' 3" x 9' 1" (2.82m x 2.77m) Up to a range of built in wardrobes with oak doors, window seat with sea views over St Ives, radiator.

BEDROOM THREE: 8' 9" x 7' 5" (2.67m x 2.26m) Built in oak bunk bed with wardrobe and desk below, exposed floorboards, double glazed window, radiator.

BATHROOM: White suite comprising panelled bath with chrome shower and glazed screen, wash hand basin, low level WC, deep oak window seal, double glazed window, fully tiled walls and floor, chrome towel rail.

OUTSIDE: Enclosed garden which is gravelled surrounded by mature hedging which creates a good degree of privacy, flower borders, pedestrian access. At the front of the property there is two gravelled parking areas for two to three cars.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: From Carbis Bay proceed into the town of St Ives, continue right through the town to the bottom and then turn left into Higher Stennack, continue along this road taking the turning right into Bullens Lane, continue to the top of the road and then turn left into Alexandra Road, follow this road to the left bend and the property will be found approximately 400 yards further on your left hand side, just before a sharp right hand bend into Alexandra Place.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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