



7/8 Halsetown, St. Ives, Cornwall,  
TR26 3NA















**7/8 HALSETOWN, ST. IVES, CORNWALL, TR26 3NA**

**GUIDE PRICE £360,000 FREEHOLD**

Offered to the market with no onward chain is this three bedroom character cottage that really needs to be viewed internally to fully appreciate the quality of finish throughout. There is a First bus service which runs from St Ives to Penzance through the village as well as local bus service running from a nearby campsite into the town.

**\* THREE BEDROOMS \* END OF TERRACE \* REVERSE LEVEL \***

**\* SUPERB FAR REACHING RURAL VIEWS \* GOOD SIZE LOUNGE \* KITCHEN \***

**\* GROUND FLOOR BATHROOM \* FIRST FLOOR SHOWER ROOM \***

**\* PRIVATE PARKING \* GARDEN \* DOUBLE GLAZING \* LPG GAS CENTRAL HEATING \***

**\* NO ONWARD CHAIN \* VIEWING ESSENTIAL \***

**\* EPC = F \* COUNCIL TAX BAND = C \* APPROXIMATELY 88 SQUARE METRES \***

A beautifully presented character cottage in the heart of this popular village on the outskirts of St Ives. The property has been adapted from two smaller properties to now provide a larger property with reverse level living space to enjoy the superb rural views across open countryside. The property benefits from three spacious bedrooms on the ground floor with a bathroom, large living room, kitchen and shower room on the first floor. To the side of the property there is a gravelled parking area with a garden and further area of land which has been used by the property. Halsetown is a hamlet approximately 1.5 miles from the famous harbourside town of St Ives with its world famous Tate gallery, eclectic range of shops and restaurants.

Double glazed door to:

**HALLWAY:** With double glazed window to the rear, two radiators, staircase rising to first floor.

**BATHROOM:** Opaque double glazed window to the rear, panelled bath with Victorian style mixer tap and shower screen, electric shower over, low level WC, wash hand basin, heated towel rail, shaver socket, fully tiled walls.

**BEDROOM ONE:** 15' 7" x 10' 3" max (4.75m x 3.12m) Two double glazed windows to the front with deep sills enjoying rural views, radiator.

**BEDROOM TWO:** 12' 4" x 8' 6" (3.76m x 2.59m) Double glazed window to the rear with deep sill, radiator, understairs storage.

**BEDROOM THREE:** 11' 7" x 7' 6" (3.53m x 2.29m) Double glazed window to the front with deep sill, radiator.

**FIRST FLOOR:**

**OPEN PLAN LIVING SPACE:** 20' 2" x 16' 1" (6.15m x 4.90m) With double glazed window to the rear and two double glazed windows to the front enjoying superb views across the countryside, all with deep sills, fireplace (unused) with slate hearth, wooden flooring, two radiators, access to the loft space.

**KITCHEN:** Double glazed window to the front with deep sill, enjoying superb rural views, a range of base and wall mounted cupboards, built in oven and hob with hood over, stainless steel sink, integrated dishwasher access to the loft, cupboard housing the gas fired boiler, space for the fridge/freezer.

**SHOWER ROOM:** Double glazed window to the rear, shower cubicle with mixer shower, low level WC, wash hand basin, plumbing for the washing machine, heated towel rail, extractor fan, complementary tiling.

**OUTSIDE:** To the side of the property is a private gravelled parking area, steps from here lead to the door to the property and storage for the LPG cylinders. There is an area of mature plants and shrubs and a useful storage shed. Please note that the neighbours have a pedestrian right of way across the back of the property. Beyond the garden area there is a further area of land which is not on the property deeds but has been used by the owner.

**SERVICES:** Mains electricity, water and drainage. LPG cylinders.

**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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