



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10176

Offers over £600,000

Seal Cottage,
Back Road West, St Ives, Cornwall, TR26 1NE

FREEHOLD



A terraced former fisherman's cottage dating back, we believe to the mid-1800's, in a truly mesmerising position immediately adjoining the golden sands of Porthmeor beach, with large windows overlooking the beach quite literally below. Approached via a discreet pedestrian gateway from Back Road West and with direct beach access, with a living room, kitchen, bathroom and 2 bedrooms, as well as a unique 'trapdoor' opening onto Porthmeor beach. All in need of modernisation.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance vestibule, living room, kitchen, bathroom.

First Floor 2 bedrooms.

Outside Inner courtyard providing access to the property.



DESCRIPTION

Seal Cottage is a former fisherman's cottage originally built in the mid-1800's but still has the hatch in the living room which, when opened, allowed fishermen to enter beach level by ladder and walk through the door directly onto the beach and go about one's work.

Seal Cottage is found in a truly incredible location, immediately adjoining the golden sands of Porthmeor beach with mesmerising views from all rear facing windows out over Porthmeor beach and across the Atlantic Ocean.

The property is discreetly accessed via a pedestrian doorway from Back Road West which leads to a pathway which connects to Seal Cottage. The pathway runs through a small courtyard which provides access to the property via an entrance vestibule.

At ground floor level one will find a kitchen, bathroom and a beach/sea facing living room with a broad double glazed window providing the most incredible outlook over Porthmeor beach and to the Atlantic Ocean. In the living room there is a unique, now unused, 'trapdoor'

that provides access to a former doorway which quite literally opens onto the beach (one may be able to reinstate this subject to the necessary planning permissions and consent).

At first floor level there are two bedrooms with the principal bedroom benefitting from incredible views over the beach and out to sea via a broad double glazed window.

The entire property would benefit from modernisation, yet the rarity of this opportunity cannot be understated to acquire such a unique and charming home.

LOCATION

Seal Cottage stands in the heart of Downalong, on the beach front alongside Atlantic Cottage and the historic Porthmeor Studios. This particular area of St Ives is famous for its fishing connections and resident artists, with the studio spaces still being used as working studios, famous for the internationally renowned artists who have worked from them.

Around St Ives harbour are ancient winding streets and fishermen's cottages running away from the main street where there are thriving restaurants, art galleries and specialist shops. A short walk away to the west gives access to the South West Coast Path and one of the most rugged and scenically beautiful stretches of the north Cornish coast.

St Ives is incredibly picturesque with buildings nudging the shoreline, little cobbled streets meandering around the centre, startling blue waters in the inner harbour and seas and perfect golden sandy beaches. The town has a bustling and cosmopolitan atmosphere where restaurants serve fresh fish landed in the harbour that day, cafes, art galleries and studios are found everywhere with Tate St Ives forming the focal part of this art loving community.

St Ives enjoys a mild climate where winter frosts are rare, the air is exceptionally clean coming straight in off the Atlantic and the clarity of light is considered to be amongst the best in Britain, one of many reasons that so many artists find inspiration within this beautiful harbour town.

St Ives has its own branch railway line which links to the main Penzance to London Paddington line giving simple access throughout the county and on to London. On the outskirts of the town is a supermarket and St Ives has a full range of schooling as well as professional and commercial facilities.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Accessed via a covered alleyway from the roadside with granite steps leading down to an entrance courtyard, half glazed wooden door into:-

ENTRANCE VESTIBULE Doors to kitchen and:-

LIVING ROOM – 12'8" x 12'2" Wall mounted radiator, storage cupboard, electric fire with brick surround and lintel over, broad three quarter height uPVC double glazed windows directly abutting Porthmeor beach with world class outlook over the beach and out over the

Atlantic Ocean. 'Trapdoor' from the living room which provides access directly onto the beach (currently boarded up).



KITCHEN – 9'8" x 7'3" plus 5'4" x 4'8" Range of kitchen worksurfaces with cupboards and exposed shelves above, space for cooker, fridge and exposed Belfast sink with hot and cold taps, side drainer. Multi paned sash window and additional uPVC sash window both overlooking the front entrance courtyard. Large single glazed window adjoining the living room providing an exceptional outlook through the living room out onto Porthmeor beach. Wall mounted radiator. Staircase to the first floor.



BATHROOM Low flush wc, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold tap and Mira electric shower above and tiled surround. Airing cupboard. Space for washing machine. Double glazed window overlooking the entrance courtyard. Wall mounted radiator.

FIRST FLOOR

Staircase rising from the kitchen to the landing off of which are doors to:-

BEDROOM 1 – 10'10" x 9'2" Wall mounted radiator, built-in storage shelves, broad three quarter height double glazed window with a breathtaking outlook over Porthmeor beach, as well as the surrounding rugged coastline and out to sea.

BEDROOM 2 – 9'7 x 6'5" Timber boarded flooring, multi paned sash window overlooking the entrance courtyard, open fronted wardrobe with Worcester gas central heating boiler, wall mounted radiator.



OUTSIDE

Seal Cottage is accessed via a discreet timber door from Back West Road with slate flagstones and granite steps leading down to a courtyard area which in turn provides access to the property.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR26 1NE.

SERVICES Mains gas, electricity, water and drainage are connected to the property.

COUNCIL TAX BAND C (see www.mycounciltax.org.uk).

DIRECTIONS Proceed through St Ives along The Wharf adjacent to the harbour, as you go around the harbour towards Smeaton's Pier, turn left up Fish Street then immediately left on to Back Road West. The entrance to the property will be found on the right hand side before you turn the corner to Porthmeor beach.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Not to scale – for identification purposes only.





