

# ROSE VALE COTTAGE

St. Ives, TR26 1RD

Price: £650,000



A beautifully presented 4 bedroom cottage full of character and charm, tucked away but located just minutes from the centre of St Ives, Harbour, beaches, shops and restaurants. Boasting a large garden with decking area and hot tub. This super property must really be viewed to be appreciated with lovely and good sized kitchen / diner, lounge, 4 double bedrooms and family bathroom. There is the option of parking to rent. Currently being used as a very successful holiday let through Cherished Cottages. Can be sold fully furnished.





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Entrance door into

### ENTRANCE HALL

Stairs rising to the first floor, radiator

### KITCHEN / DINER 23' 0" x 11' 2" (7m x 3.4m)

Great sized room - Dining Area. UPVC double glazed window to the front, radiator, ample power points, ceiling spots, cupboard under the stairs. Kitchen comprises an extensive range of eye and base level modern units with ample worktop space over. Integrated fridge freezer, NEFF double oven, one and a quarter sink unit and drainer with taps over, window to the rear and door to the rear courtyard, integrated washing machine and

integrated dishwasher, 4 ring NEFF gas hob, breakfast bar area, ample power points

### LOUNGE 23' 4" x 11' 2" (7.1m x 3.4m)

Double glazed window to the front and rear, 2 radiators, power points, TV point, ceiling spots, recess with shelving

### FIRST FLOOR

2 Landing spaces, with stairs separating. Window to the front, power points

### BEDROOM ONE 9' 2" x 11' 2" (2.8m x 3.4m)

Window to the front, radiator, power points



**BEDROOM TWO** 10' 10" x 7' 10" (3.3m x 2.4m)

Window to the front, built in wardrobes housing hanging space and shelving, radiator

**BEDROOM THREE** 8' 6" x 14' 1" (2.6m x 4.3m)

Bay window to the rear, power points, TV point, radiator

**BATHROOM**

Fully tiled bathroom with wall mounted wash hand basin, enclosed WC, panelled bath with mains connected shower over, frosted window to the rear, stainless steel heated towel rail

**BEDROOM FOUR** 11' 10" x 9' 2" (3.6m x 2.8m)

Velux window to the side, radiator, power points, door to

**EN-SUITE**

Fully tiled, walk in shower cubicle with mains connected shower inset, wash hand basin, enclosed wc, stainless steel heated towel rail

**OUTSIDE**

One of the real features of this property is the fantastic gardens. Mainly laid to lawn at the front with central pathway to the front door. There is a large decked area with hot tub currently in place, outside electric points and lighting. There is a side courtyard area ideal for drying etc. There is gate access to the side with a pathway leading to the main gate.

**TENURE**

Freehold

**COUNCIL TAX**

Exempt - SBRR

**EPC**

TBC

**FLOOD RISK**

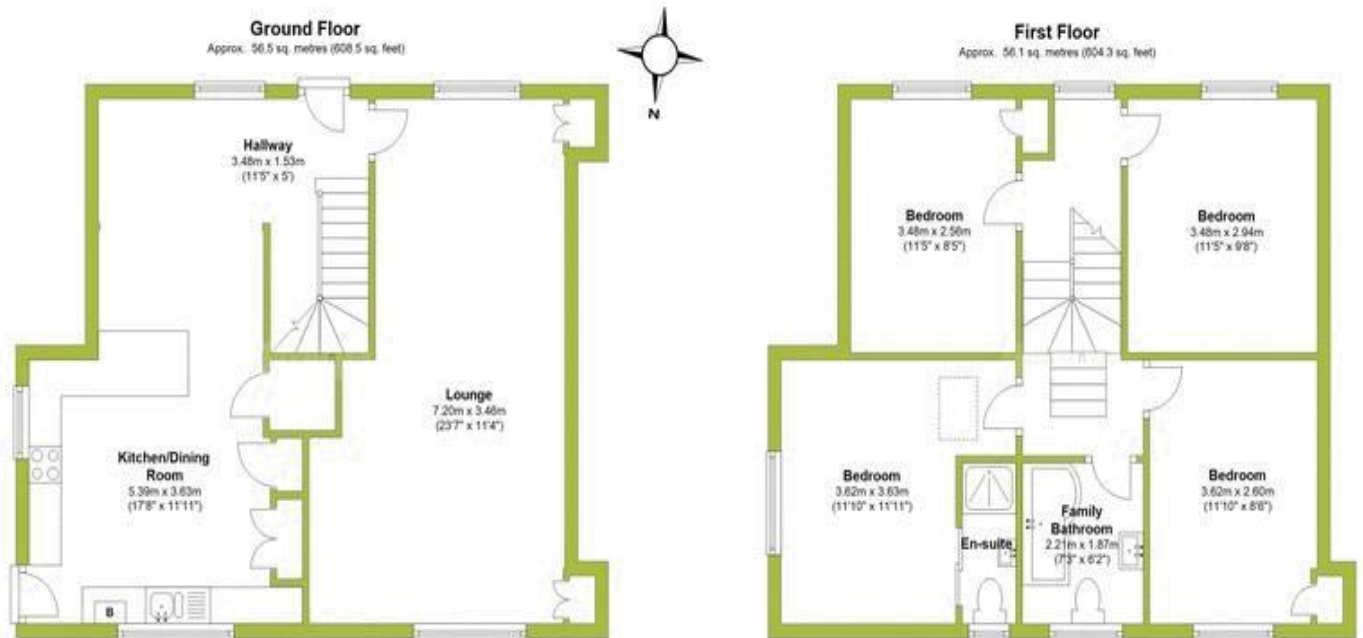
Very Low Risk

**CONSTRUCTION**

Standard construction



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Rosevale Cottage, Bullans Lane, St Ives

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