

# KNILL COTTAGE WEST, STEEPLE LANE

St. Ives, TR26 2AY

Price: £425,000



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A beautifully presented 2 bedroom semi-detached cottage located along one of the areas most well thought of locations approximately a 15/20 minute walk down into St Ives and Porthminster Beach. With light and bright accommodation, the property boasts lovely living room, kitchen and wet room on the ground floor, 2 bedrooms and a shower room on the first floor and a very useable attic room. Externally there is off road parking for one vehicle through the electric roller doors and a sweet enclosed garden. With gas central heating throughout. Viewing is recommended





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Through the front gate and into the enclosed garden to the hardwood glazed door leading into

### **LIVING ROOM** 15' 1" x 11' 2" (4.6m x 3.4m)

Lovely room with hardwood floor to ceiling windows to the garden giving this room an excellent degree of natural light, fireplace with log burner effect gas fire onset, radiator, power points, grey laminate wood flooring, space for small dining table, further small window to the rear

### **KITCHEN** 9' 10" x 7' 10" (3m x 2.4m)

Extensive range of eye and base level units with ample worktop surfaces over, window to the rear, power points, ceramic sink

unit and drainer with taps over, integrated dishwasher, plumbing for washing machine, 4 ring electric hob with electric oven under, recess with shelving. From the kitchen there is a cupboard under the stairs that currently houses the dryer and a further smaller cupboard ideal for storage.

### **WET ROOM**

Could also be a utility room. Close coupled WC, wash hand basin, shower with electric shower, window to the side, tiled walls

### **FIRST FLOOR LANDING**

Doors and stairs to attic room, beamed ceiling, doors to

### **BEDROOM TWO** 9' 10" x 7' 10" (3m x 2.4m)

Beamed ceiling, high level shelf, fireplace recess, wood framed doors looking over the garden, power points, radiator

#### **BEDROOM ONE** 13' 1" x 11' 2" (4m x 3.4m)

Lovely room with 3 Velux windows allowing a great amount of light into the room, radiator, built in wardrobe housing hanging space and shelving, power points

#### **SHOWER ROOM**

Part tiled walls, walk in shower cubicle with mains connected shower inset, pedestal wash hand basin, close coupled WC, heated towel rail, high ceiling with Velux window

#### **ATTIC ROOM** 16' 9" x 10' 10" (5.1m x 3.3m)

This is a good sized fully insulated room with lots of light coming through the Velux windows. It is currently being used as a jewellery studio but has lots of potential to add to the living space of the cottage.

#### **OUTSIDE**

The property is approached via a gate leading into the enclosed garden. There is also an electric roller garage door opening out to the off road parking space. The garden has been designed with low maintenance in mind. There is a lower decked area and a further raised decked seating area. To the rear is good sized workshop with electric connected, there is a further shed to the rear of the parking area.

#### **EPC**

D

#### **TENURE**

Freehold

#### **COUNCIL TAX**

C

#### **CONSTRUCTION**

Standard Construction

#### **FLOOD RISK**

Surface Water - Low Risk Rivers and Sea - Very Low Risk

#### **SERVICES**

Mains metered water, mains gas, mains electricity, broadband connected

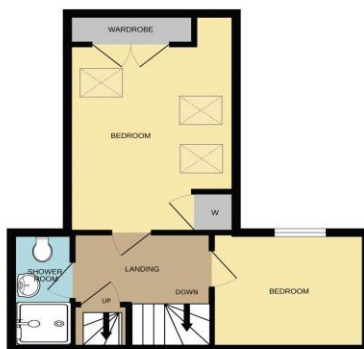


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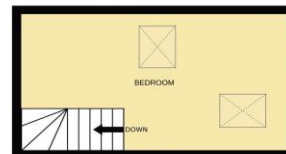
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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