

5 RICHMOND PLACE

St. Ives, TR26 1JN

Price: £575,000



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A rare opportunity to purchase a grand, large terraced property built circa 1884 located one of St Ives most sought after South facing terraces only a few minutes into the centre of St Ives, the shops, restaurants, harbour and beaches. Although in need of modernisation internally, this superb house offers huge scope and potential. With large rooms, original character features including marble fireplaces, and cornice ceilings, also offering some fine sea and coastal views over the town, enclosed rear courtyard and front garden. This is a great property and really must be viewed. Being sold with no further chain.





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Large front door leading into

ENTRANCE VESTIBULE

Original Victorian mosaic tiled flooring, dado rail, part glazed door into

ENTRANCE HALLWAY

Stairs to first floor, decorative arch, cornice ceiling, storage cupboard under stairs, doors to

LOUNGE 15' 9" x 12' 6" (4.8m x 3.8m)

Wood framed bay window to the front offering some fine sea views and overlooking the south facing front garden. Marble

fireplace with cast iron and tiled inset, radiator, square arch through to

DINING ROOM 10' 10" x 10' 2" (3.3m x 3.1m)

Sash window to the rear overlooking the rear enclosed courtyard, radiator, recess storage cupboard, marble fireplace with cast and tiled inset, power points

KITCHEN 11' 10" x 9' 2" (3.6m x 2.8m)

Range of base level pine fronted units with ample worktop surfaces over, 2 exposed granite walls, stainless steel one and a quarter sink unit and drainer with taps over over, space for electric cooker, ample power points, beamed ceiling, windows

and door to the rear yard, storage cupboard under stairs, door to

UTILITY ROOM 8' 6" x 5' 3" (2.6m x 1.6m)

Quarry tiled flooring, window and door to the rear courtyard, plumbing for washing machine and space for dryer, stainless steel sink unit and drainer with taps over, power points, Vaillant boiler system

FIRST FLOOR LANDING

Half landing with steps up to the rear of the property and steps to the front.

BATHROOM 9' 2" x 8' 2" (2.8m x 2.5m)

Exposed wood floorboards, window to the side, low level WC, pedestal wash hand basin, panelled bath with electric shower over(not currently working), built in airing cupboard

CLOAKROOM

Sash window to the side, low level WC, wash hand basin

BEDROOM TWO 10' 6" x 12' 6" (3.2m x 3.8m)

Sash window to the rear wood moulded fireplace with cast inset, radiator, power points

BEDROOM ONE 16' 9" x 11' 10" (5.1m x 3.6m)

Beautiful room, great sized with sash bay window to the front with super sea and coastal views over the town and further window to the front, built in storage cupboard, power points, radiator

ATTIC BEDROOM THREE 13' 9" x 14' 9" (4.2m x 4.5m)

Another super sized room with dormer window to the rear with fine views down to the harbour and across to Godrevy

Lighthouse. further window to the front that opens out onto a balcony over the Bedroom One's bay window, with iron railing and offering fine sea and coastal views. Part pitched ceiling with part exposed rafters, storage under the eaves, power points

OUTSIDE

To the rear is an enclosed rear courtyard with part slate flooring and tiled Victorian mosaic tiling. Gate access to the rear with only one step and out to Mount Pleasant. To the front are steps rising to the front door and a front garden stocked with mature shrubs and plants

SERVICES

Mains water, mains drainage, mains electricity and mains gas that fires the central heating system.

EPC

TBC

COUNCIL TAX

D

TENURE

Freehold

FLOOD RISK

Surface water and drainage - very low risk Sea and River - very low risk

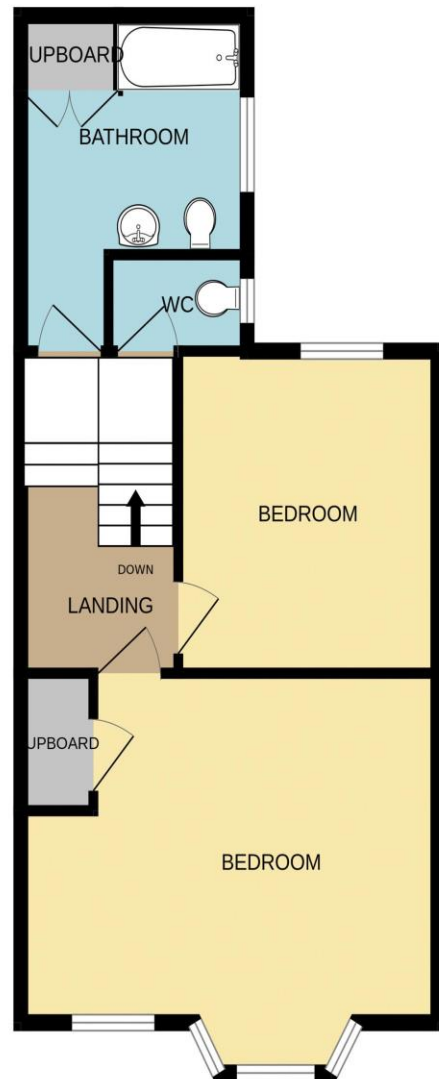


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GROUND FLOOR



1ST FLOOR



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