

TIDE COTTAGE, 2A WESTCOTTS COURT

St. Ives, TR26 2DZ

Price: £425,000



CROSS ESTATES

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A beautiful, light and bright cottage situated within a private courtyard close to St Ives harbour and the main streets, offering easy access to the beaches, independent shops and plethora of eateries that adorn this popular coastal town. Once inside, you'll be delighted with the comfortable and versatile layout and surprised by the lovely sea and coastal views overlooking the harbour. Currently being used as a popular holiday let it has also been used as a main home in the past. Viewing is highly recommended





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Double, part glazed stable doors opening into

RECEPTION ROOM / OCCASIONAL BEDROOM 13' 9" x 6' 11"
(4.2m x 2.1m)

Can be used as an occasional third bedroom also a great working from home space, tiled flooring, radiator, beamed ceiling, built in wardrobe housing hanging space and shelving, power points, door to

KITCHEN 14' 9" x 10' 6" (4.5m x 3.2m)

Beautifully appointed kitchen, great sized with tiled flooring, stairs to first floor, double glazed wood framed window to the side. Extensive range of modern eye and base level units with

ample worktop space over, inset stainless steel sink unit with mixer taps over, 4 ring gas hob with electric oven under and extractor fan over, integrated washing machine / dryer, integrated fridge / freezer and integrated dishwasher, understairs cupboard, beamed ceiling and ample power points, radiator, door to

INNER LOBBY

Built in cupboard housing storage and the gas boiler

BATHROOM

Tiled flooring, part tiled walls, walk in shower cubicle with mains fed shower inset, pedestal wash hand basin, part tiled walls, frosted window to the rear, heated towel rail, full length panelled bath, beamed ceiling

FIRST FLOOR

Landing with window to the side and sea views out to the harbour

BEDROOM ONE 16' 1" x 7' 7" (4.9m x 2.3m)

Multi paned sash window to the rear and window seat, power points, radiator, built in wardrobe space housing hanging space and storage, power points.

BEDROOM TWO 11' 6" x 5' 1" (3.5m x 1.55m) min

Sash window to the side, radiator, power points, beamed ceiling, built in wardrobe housing space and shelving

LOUNGE 13' 5" x 9' 2" (4.1m x 2.8m)

Another beautiful room with beamed ceiling, triple aspect windows to the rear and side, the side in particular offering lovely and surprising views over towards the famous St Ives harbour, radiator, power points, TV point, electric log burner effect stove

OUTSIDE

The property is located within a private gated courtyard, this courtyard is shared with access over to the cottage. Externally there is bin store and space for recycling.

SERVICES

Mains electricity, mains drainage, mains gas which also fires the gas central heating and hot water. Broadband is connected to property and mobile phone signal is adequate on most networks.

TENURE

Freehold

COUNCIL TAX

Currently exempt through SBRR

EPC

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RIGHTS OF WAY

The cottage has pedestrian right of way over the shared courtyard space

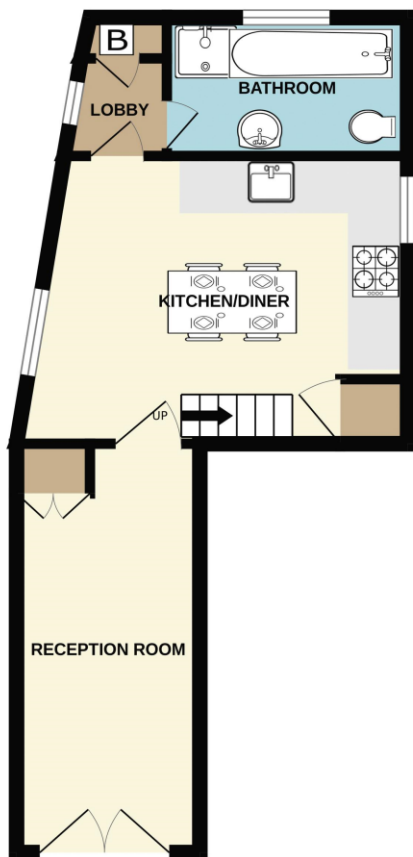
PARKING

The nearest parking is The Station Car Park where daily, weekly and monthly tickets can be purchased. There are a number of reserved spaces that can also be rented subject to a waiting list from the council

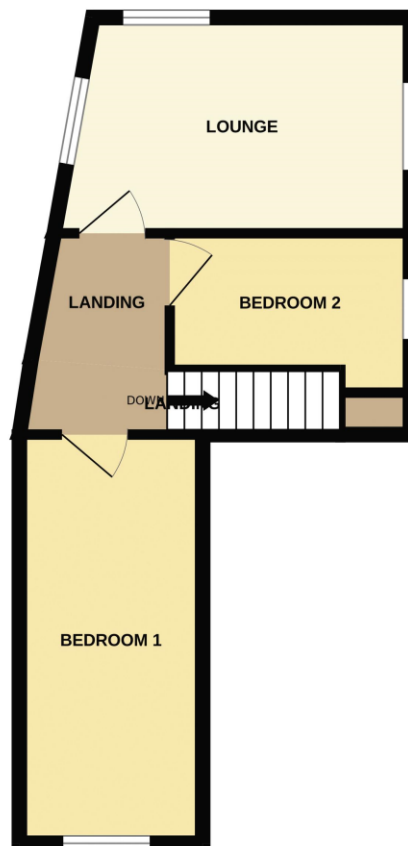


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GROUND FLOOR



1ST FLOOR



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