

## 2 BOWLING GREEN

St. Ives, TR26 1JH

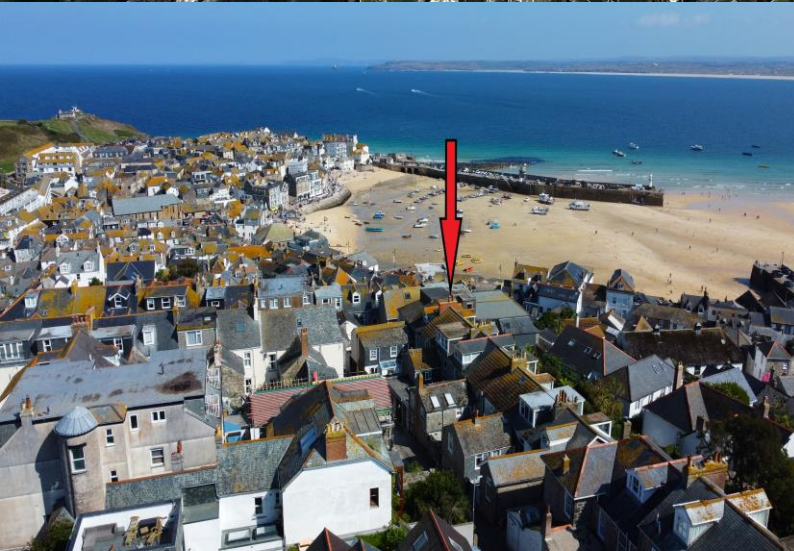
Price: £650,000



# CROSS ESTATES

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Sitting on arguably one of the best South facing terraces within St Ives, close to Porthmeor Beach, The Tate, the main town and harbour with all the restaurants, galleries and shops that this special coastal town has to offer. This special property, being sold for the first time in 50 years, offers some of the best views over St Ives, down into the harbour and along the coastline that any terrace property in the town can present. With spacious four bedroom accommodation over three floors, with many character features remaining. Lovely front garden where the views can also be enjoyed. Although in need of some updating, this super property must really be viewed. Being sold with no further chain



Tel: 01736 793939

Email: [sales@crossestates.co.uk](mailto:sales@crossestates.co.uk)

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Wood framed front door into

#### **ENTRANCE VESTIBULE**

Dado rail, part stained glass door leading into

#### **ENTRANCE HALLWAY**

Exposed wood floorboards, stairs rising to the first floor with storage cupboard under, dado rail, decorative arch, doors to lounge and dining room, door to kitchen / diner

#### **LOUNGE** 11' 6" x 10' 10" (3.5m x 3.3m)

UPVC double glazed sash window to the front with window shutters offering sea views overlooking the front garden, exposed wood floorboards, original recess shelving and storage

cupboards, lovely wood carved fireplace with original cast inset, power points, TV point, picture rail

#### **DINING AREA** 10' 6" x 8' 10" (3.2m x 2.7m)

UPVC double glazed sash window to the rear, original recess with shelving and glazed door with storage under, exposed wood floorboards, picture rail, power points

#### **KITCHEN** 11' 2" x 10' 10" (3.4m x 3.3m)

Range of eye and base level units with worktop surfaces over, space for electric cooker and plumbing for washing machine, stainless steel sink unit and drainer with taps over, complimentary tiling, power points, slight return with glass roof and window to the side giving the kitchen an extra degree of

light. Cupboard housing the immersion heater and hot water tank

**DINING AREA** 12' 6" x 12' 6" (3.8m x 3.8m) irregular shape

Double glazed window to the rear courtyard with further window to the rear, power points

### FIRST FLOOR

Large split landing with doors to bedrooms and bathrooms.

**BEDROOM FOUR** 8' 2" x 7' 7" (2.5m x 2.3m)

Exposed wood flooring, UPVC double glazed sash window to the side, power points

### SHOWER ROOM

UPVC double glazed opaque window to the side, walk in shower cubicle with electric shower inset, close coupled WC, wash hand basin

### BATHROOM

UPVC double glazed opaque window to the side, panelled bath, pedestal wash hand basin, close coupled WC

**BEDROOM THREE** 9' 2" x 11' 6" (2.8m x 3.5m)

UPVC double glazed sash window to the rear, exposed wood floorboards, power points

**BEDROOM ONE** 9' 6" x 12' 10" (2.9m x 3.9m)

Beautiful light room with a large UPVC double glazed sash window to the front offering superb sea, coastal and harbour views over the stunning coastline up to Godrevy, exposed wood floorboards, power points

**BEDROOM FIVE / STUDY** 8' 2" x 4' 7" (2.5m x 1.4m)

UPVC double glazed sash window to the front offering superb sea, harbour and coastal views, power points. This would be an ideal room to knock through into bedroom one to make a large main bedroom

**ATTIC BEDROOM / BEDROOM TWO** 11' 10" x 15' 1" (3.6m x 4.6m)

Another superb light and bright room with exposed wood floorboards, storage under eaves. Two dormer windows to the rear and front, the rear offering fine views down to The Island coastline beyond, the front offering panoramic views down into the harbour and the surrounding North Cornish coastline. Power points

### OUTSIDE

To the front of the property is a lovely enclosed garden with mature shrubs and plants with small patio area, the views from the front garden are beautiful. To the rear is a good sized enclosed rear courtyard with gate access out to the rear of Bowling Green giving easy access down to Porthmeor Beach.

### SERVICES

Mains water, mains drainage, mains electricity. Broadband is available in the area with standard speeds of approx 16Mbps and Superfast of 80Mbps Mobile coverage: EE and Three have good coverage, 02 and Vodafone - Limited coverage indoors with all providers giving good coverage externally

### TENURE

Freehold

### COUNCIL TAX

D

### CONSTRUCTION

Standard construction of a property of this age







## **PARKING**

There is no parking with the property although there is the potential to put parking in at the rear subject to consents and development works. The nearest car park would be Barnoon car park which is a pay and display car park with limited reserved spaces that you can apply to get. This car park is a 2 minute walk away

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