

SONAMARA, 2 WHEEL DREAM

St. Ives, TR26 1PR

Price: £710,000



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Located in arguably one of the finest locations within 'Downalong' St Ives is this superbly presented and lovely sized three-bedroom (one en-suite) cottage. Coming with one of St Ives' rarest features in this location, an off road parking space and also offering stunning sea and coastal views overlooking Bamaluz Beach. Currently being used as a successful holiday let through Cottage Boutique. Being offered for sale in superb decorative order throughout and with forward bookings, this excellent cottage must really be seen to appreciate the location, view and space. With gas central heating throughout and excellent broadband coverage, if you wanted a lovely home to live in within the 'Downalong' area, this would suit. Use QR code for material information





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There are two accesses into the property, one from the front and through the parking space and the other to the rear and into the kitchen / living room

From the rear, gate access into paved courtyard with storage cupboard and stable style door leading into

KITCHEN 12' 4" x 7' 5" (3.77m x 2.27m)

Beautiful light space with oak flooring. The kitchen comprises an excellent range of modern eye and base level units with ample Corian worktop space over. Four ring electric induction hob with electric oven under and extractor fan over, inset stainless steel sink unit with taps over, integrated dishwasher and integrated fridge, further built in storage, window to the rear, door to inner hallway

LIVING ROOM 9' 6" x 10' 6" (2.89m x 3.19m)

Another beautiful and light space with large fully opening windows to the front offering outstanding views over Bamaluz Beach, the sea and the North Cornish coastline up to Godrevy Lighthouse. Continuation of the oak flooring, ample power points, fireplace with working multi fuel burner inset, radiator, TV point and recess with shelving, door down to bedroom

LOWER GROUND FLOOR

BEDROOM 10' 8" x 9' 5" (3.24m x 2.87m)

Great sized bedroom with tiled flooring, window and door leading out to the front and into the parking space / storage area, power points, radiator, door to en-suite

EN-SUITE

Tiled flooring, plumbing for washing machine and space for dryer, stainless steel heated towel rail, wall mounted ceramic sink

unit with storage drawers under, close coupled WC, large walk in shower cubicle with mains connected shower offering rainfall head and detachable handheld shower, underfloor heating

From kitchen, door into inner hallway and door to

BATHROOM 7' 3" x 4' 4" (2.2m x 1.33m)

Part tiled walls, tiled panelled bath with mains connected shower over with rainfall and detachable handheld head, wall mounted ceramic sink unit with storage drawer under, enclosed WC, tiled flooring, frosted window to the side, stainless steel heated towel rail, underfloor heating

FIRST FLOOR

BEDROOM 11' 8" x 8' 6" (3.56m x 2.58m)

Window to the rear, power points, built in storage and further built in wardrobe housing hanging space and shelving, radiator, TV point

BEDROOM 9' 9" x 11' 1" (2.96m x 3.37m)

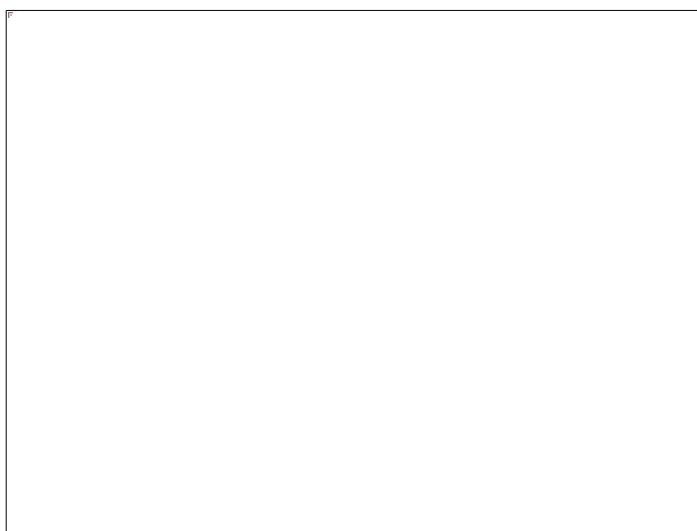
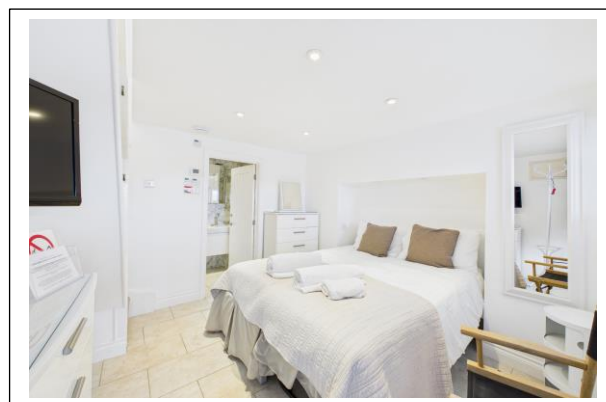
Outstanding bedroom with large double windows that fully open to the front offering the most amazing views over BamaLuz Beach and the onward coastline, wood floorboard painted white, ample power points, TV point, radiator

OUTSIDE

To the front of the property there is an off road parking space, with remote electric roller door offering a larger parking area and enclosed storage. You could also use this front area as a nice seating / patio are. To the rear is an enclosed patio

MATERIAL INFORMATION

Verified Material Information Council tax band: D Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Off Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: St Ives Conservation Area Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Level access Coal mining area: No Non-coal mining area: Yes Energy Performance rating: F All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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