



Sunny Cottage



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Virgin Street, St. Ives, TR26 1HP

Situated in the heart of St. Ives

A beautiful, period property boasting a highly sought-after modern interior, seamlessly blended with traditional granite walls and exposed beams, characteristic of homes in the heart of St. Ives.

- Two Bedrooms Main house
- One Bed Studio
- Modern Finish
- Character Cottage
- Council Tax Band C
- Recently Renovated
- Open Plan
- Outside Space
- Freehold Main Cottage
- No Onward Chain

Guide Price £495,000

SITUATION

Tucked away discreetly off Fore Street is one of St. Ives' prettiest streets. Set along cobbled walkways with an array of cottages and net lofts, Virgin Street offers the iconic St. Ives backdrop.

A short stroll takes you to the maze of narrow streets lined by fisherman's cottages together with an eclectic range of shops, quality restaurants and galleries. The picturesque granite harbour is of course a focal point for many, complete with local fishing boats that still moor alongside the piers and its own sandy beach.

At nearby Lelant, overlooking the Hayle Estuary, there is a spectacular Links Golf Course with views stretching up towards Godrevy Lighthouse. A scenic branch railway line links Carbis Bay and St. Ives with the main London to Penzance line at nearby St. Erth.



THE PROPERTY

Having recently undergone a renovation, this period coastal cottage boasts a highly sought-after modern interior, seamlessly blended with traditional granite walls and exposed beams, characteristic of homes in the heart of St. Ives.

The open-plan lounge and kitchen create a modern living space, perfect for entertaining, dining or enjoying a cozy winter evening. The upstairs has been remodelled to include two spacious double bedrooms and a family bathroom. The main bedroom, with dual aspects, features traditional exposed wooden flooring and a real feature is it's recently uncovered and restored red brick chimney breast.

The second bedroom is also generously sized, with views of the courtyard, and shares the traditional features found in the master bedroom. This property effortlessly combines modern comfort with practicality, making it an ideal investment in the vibrant community of St. Ives.

THE STUDIO

Additionally, the property benefits from a separate studio, currently operating as a successful holiday let. This studio provides an extra bedroom with an ensuite and is accessed via the rear secluded courtyard with shared access. The studio is under flying freehold.

SERVICES

Mains Water, electric and drainage.
Superfast Broadband Available (Ofcom)
O2, EE, Vodafone and Three signals Limited (Ofcom)

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

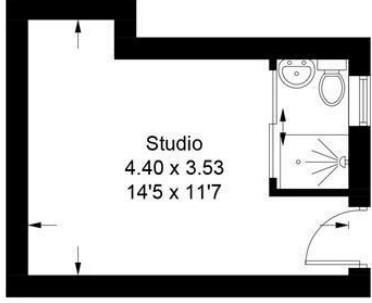
DIRECTIONS

Proceed along Fore Street toward Lifeboat Hill (on foot). Take the right hand turn into The Digey, and immediately turn left onto Virgin Street. Sunny Corner (No.27) will be evident on your left hand side just around the corner.



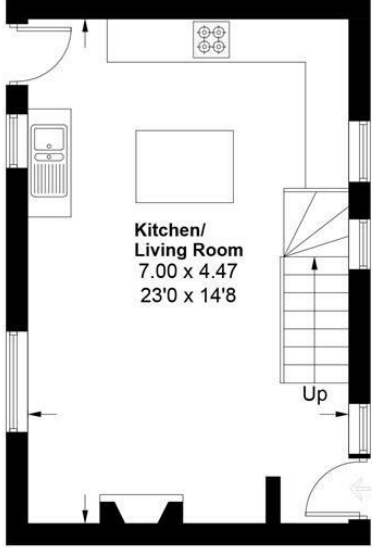
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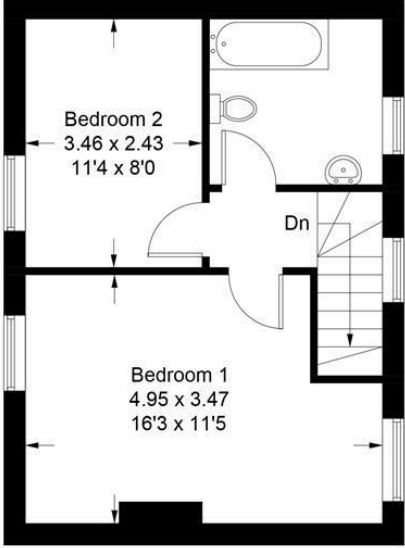


Approximate Gross Internal Area
66 sq m / 710 sq ft
Studio = 14.1 sq m / 152 sq ft
Total = 80.1 sq m / 862 sq ft

Studio
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094878)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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