

# LODGE & THOMAS

ESTABLISHED 1892

## 45a & 45b Bedford Road, St Ives, Cornwall TR26 1SP



A period end terrace town house with scope for improvement, arranged as two residential flats, a short level walk from the iconic harbour and beach at the heart of St Ives. Vacant possession.

**Offers over £400,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

St Ives is a small town on the north Cornish coast famed for its picturesque harbour that was once a busy fishing port. Today it is an eclectic mix of small cottages, independent traders, galleries, restaurants and cafes, huddled around small winding streets, none of which are far from a beach. For decades now it has been a mecca for artists, authors, sculptors and crafts people, amongst which are names that include Bernard Leach, Barbara Hepworth and Terry Frost. Many now enjoy the family friendly sandy beaches throughout the year as the town is easily accessible by road being just 4 miles off the A30, and by rail being at the end of the branch line off the Paddington to Penzance line. The location is popular for those wanting to explore the rich and diverse history and scenic beauty of West Cornwall, made famous by the likes of the Poldark stories, Virginia Wolf and countless tv programmes heralding the amazing coastal walks along some the UK's most dramatic coastline.

## The Property

A period end terrace town house arranged as two residential flats, a short level walk from the iconic harbour and beach at the heart of St Ives. For many years it has been arranged and used as two residential flats.

At ground floor is a one bedroom flat with generous lounge/diner, kitchen and bathroom and which enjoys the use of a courtyard garden to the rear.

Sharing a communal hallway, the stairs lead up to a first and second floor flat providing a kitchen/diner, kitchen, bathroom and two bedrooms plus in the attic a large third bedroom with a dormer window enjoying views of the town towards Porthminster beach.





## The accommodation comprises:

**Ground Floor:** Communal entrance door and entrance hallway with doors to each flat.

### 45a – Ground Floor Flat

**Living Room** (3.66m x 4.32m) disused period fireplace with wooden surround, high ceilings with original plaster coving, two arched top recesses. **Inner Hall;** **Bedroom** (4.57, x 3.5m) with night storage heater, uPVC double glazed window to rear; **Kitchen/Diner** (3.7m x 3.05m) with a range of cupboards and drawers along two walls with work tops incorporating single drainer stainless steel sink unit, plumbing for washing machine, understairs storage cupboard, tiled floor, uPVC double glazed window and door to rear courtyard; **Bathroom** with suite comprising white panel bath, low level wc and pedestal hand wash basin, built-in airing cupboard, uPVC double glazed window to a private entrance door from the communal hallway opens onto a staircase ascending to:

### 45b First Floor Flat

Large **Landing** with stairs to second floor, understairs storage cupboard, night storage heater, original period stair bannisters; **Lounge** (3.6m x 4.1m) former fireplace (disused), bay window to front with views over the rooftops towards the sea and coastline; **Bedroom One** (3m x 1.8m) window to front; **Kitchen/Diner** (4.4m x 3.14m) with cupboard and drawers along one wall with worktops incorporating single drainer stainless steel sink unit, plumbing for washing machine, electric cooker point, window to rear; **Bathroom** with white panel bath, close couple wc and pedestal wash hand basin, access to loft space, heated towel rail, uPVC double glazed windows; **Bedroom Two** (3.13m x 1.96m) uPVC double glazed window. **Second Floor: Attic Room/Bedroom Three** (5.99m x 3.2m) with sloping ceilings, two accesses to eaves storage space, UPVC dormer window to front with far-reaching views across the bay towards Porthminster Beach.

## Outside

The property is fronted by a small hard landscaped garden. A gated pedestrian access off Windsor Hill leads to the enclosed rear courtyard for the use of the ground floor flat with a useful outside store.





**Services:** Mains drainage, electricity and water are connected to the property. Mains gas is available in the street.

**EPC:** Ground floor E40 First floor F32 **Council Tax Band:** Ground floor – A First floor - B

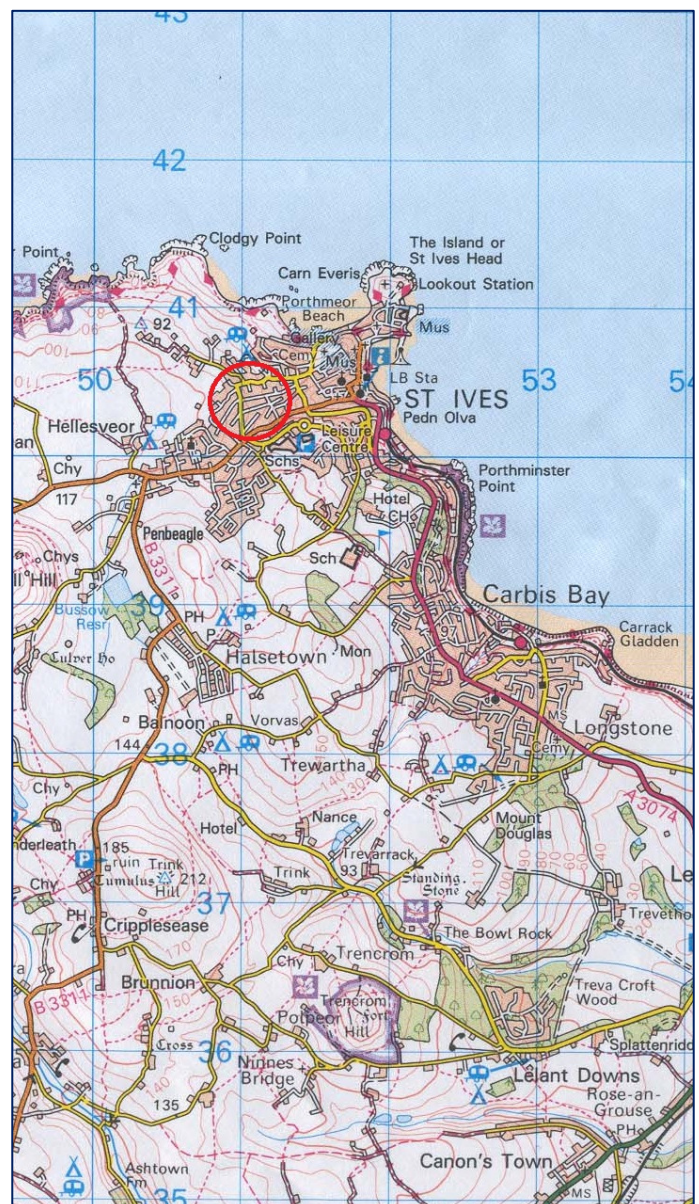
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** Upon entering the town of St Ives from Carbis Bay, proceed down the hill past the St Ives Harbour Hotel keeping the views across the bay to your right hand side. At the bottom of the hill there is a crossroads. Continue straight ahead on to Fore Street to where the road bears to the right. Here turn left into Bedford Road and follow the numbers along the right hand side to the property for sale identified by a for sale board.

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**Not to scale. For indicative purposes only.**

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