



NO 11
FISH
STREET



No. 11 Fish
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 **Millerson**
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11 Fish Street
St. Ives

Offers Over £800,000

11 FISH STREET

ST. IVES

A spacious 4 bedroom property situated within the heart of St Ives and only a stones throw away from the harbour. Benefitting from an enclosed rear garden and parking, the home run as a successful holiday let. Offering 2 reception rooms and a fully fitted kitchen with an electric Rayburn. Three of the bedrooms are ensuite along with a family bathroom. Viewing highly recommended





St Ives

St Ives has fast become one of the UK's foremost holiday destinations, offering a maze of cobbled streets lined with pretty Cornish Cottages and a wide variety of quality restaurants and café bars. The picturesque harbourside looks out into the bay and this is where you are able to watch the local fishing fleet return with their haul and if your lucky you may see the seals or pod of dolphins. The town offers three golden sandy beaches including the famed surfing beach of Porthmeor where the Tate St Ives is situated above it. St Ives offers a branch line train that leads into the Home Counties via St Erth and Newquay airport is only a 45 minute driveway.

The Property

Located only a very short walk from the harbour. This property has been run successfully as a holiday let by the current owners for more than 10 years. Presented to an excellent standard throughout there are 2 reception rooms and a well fitted kitchen incorporating an electric Rayburn. Set over the first floor are four bedrooms of which two offer ensuite facilities plus a family bathroom. To the rear is an enclosed garden which creates the ideal area to store all beach equipment or an area to sit back and enjoy a glass or two. There is allocated parking that comes with the property which is located at Barnoon Terrace which is roughly a 6 minute walk away.

Entrance

Shared steps rising up from Fish Street leading to a covered entrance porch. With a stain glass stable type front door opening into:

Reception Hall

Tiled flooring. Radiator with fret work covering and a mantle above. Carpeted stairs rising to the first floor landing with an understairs storage cupboard. Doors opening into:

Living Room

13'08 x 13'08 (4.17m x 4.17m)

Floorboards. Radiator with fret work covering and mantle above. Sash window to the front aspect with a window seat below and box cupboards below. Feature fireplace with a

tiled hearth and surround with mantle above. Recesses to either side with white washed stone walls. Ornate coving and a central ceiling rose.

Dining Room

11'01 x 10'06 (3.38m x 3.20m)

Tiled flooring. Radiator with fret work coving and mantle above. White washed stone wall incorporating a tiled fireplace. Storage cupboards. Double glazed patio doors opening out into the enclosed courtyard garden. Shelving

Kitchen

14'01 x 7'08 (4.29m x 2.34m)

Tiled flooring. Range of base level units and drawers incorporating a dishwasher and washer dryer. Rolled edge worksurfaces above with an integrated 1 1/4 stainless steel sink drainer with mixer tap above. and tiled splashbacks. Electric Rayburn. Eye level oven and grill. Integrated 4 ring hob with extractor above. Recess for a free standing fridge freezer. Double glazed window looking into the enclosed courtyard garden. Double glazed opening into the rear garden.

Returning to the reception hall, are carpeted stairs rising to the first floor half landing with carpeted step to the left leading to a door way opening into:

Bedroom

12'11 x 9'01 (3.94m x 2.77m)

Carpet. Radiator with fret work covering with mantle above. Double aspect double glazed windows to either side. Part bonnet ceiling with exposed beams. Shelving and hanging space.

From the half landing are carpeted stairs to the right leading up onto the upper landing with carpet, radiator with fret work covering with mantle above. Doors opening into:

Bedroom

11'08 x 7'01 (3.56m x 2.16m)

Carpet. Radiator. Sash window to the front aspect. Shelving with hanging space below. Loft access. Door into:

Ensuite

Dual flush low level w/c. Wall hung hand wash basin. Shower with glazed doors and electric shower above. Extractor fan. Full tiled surrounds and splashbacks.

Bedroom

13'06 x 12'03 (4.11m x 3.73m)

Carpet. Radiator. Sash window to the front aspect. Bonnet ceiling. Door into:

Ensuite

Vinyl flooring. Dual flush low level w/c. Wall hung hand wash basin. Shower with glazed door and electric shower above. Extractor fan. Full tiled surrounds and splashbacks. Ladder towel rail.

From the landing there is an opening into an inner hall with carpet and doors opening into:

Bedroom

10'11 x 8'11 (3.33m x 2.72m)

Carpet. Radiator. Sash double glazed window to the rear aspect. Loft access.

Bathroom

Vinyl flooring. Hand wash basin set into a unit with vanity cupboard below and also incorporating the low level w/c with a concealed cistern. Three quarter size bath with shower above of the mains with tiled surrounds and splashbacks. Extractor fan. Ladder towel rail

Outside

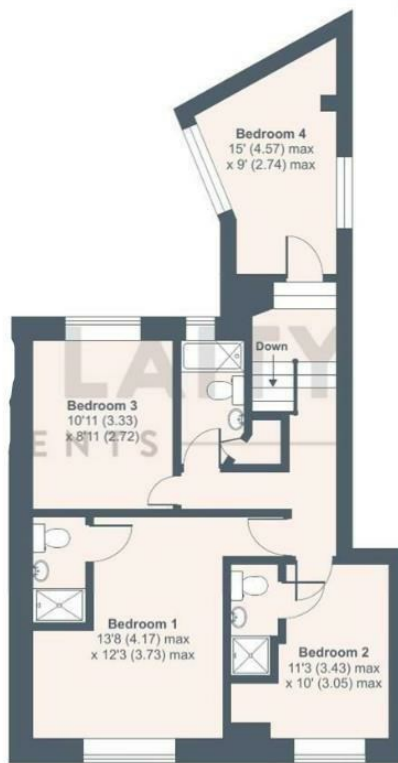
To the rear of the property is an enclosed courtyard garden creating the ideal space for Alfresco dining or just to sit back and relax. There are granite steps leading to a further raised seating area.

Parking

The parking for the property is located at the end of Barnoon Terrace which is about a 7 minute walk away.



GROUND FLOOR



FIRST FLOOR

Ground Floor = 573 sq ft / 53.2 sq m
 First Floor = 629 sq ft / 58.4 sq m
 Total = 1202 sq ft / 111.6 sq m
 For identification only - Not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT

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