



The Digey
St Ives
TR26 1HR

Asking Price £450,000

- Just Yards From Porthmeor Beach
- 2 Double Bedrooms
- Open Plan Living
- Iconic Location
- Busy Holiday Let
- Able To Be Purchased As Seen
- Gas Central Heating
- Town Location
- Viewing Advised



Tenure - Freehold

Council Tax Band - C

Floor Area - 430.55 sq ft



The Property and Location

Set within the heart of St Ives and within the iconic Digey. The cottage is only yards way from Porthmeor Beach and a short walk from Fore Street and the picturesque harbour front where there is an array of quality restaurants, café bars and shops. St Ives has fast become one of the UK's foremost holiday destinations offering three award winning golden sandy beaches with pretty cobbled streets lined with traditional fisherman cottages. St Ives offers its own branch line which leads into the Home Counties via St Erth train Station. The A30 is just 4 miles away and gives access to all the major market towns and coastal villages along with leading into the Cathedral City of Truro. Newquay airport is approximately 45 minutes to the east and offers direct links into the main airports of the UK along with direct flights to many European destinations .

The property is a charming traditional fisherman's cottage and still retains its character and charm whilst integrating modern living. Offering open plan living with a large Inglenook fireplace and two double bedrooms. The property is a busy holiday let and can be purchased as seen.(Excluding personal artwork). A viewing of the lovely cottage is highly recommended.

Entrance

Stable type front door opening into:

Open Plan Lounge Kitchen Dining Room

14'11 x 13'02 (4.55m x 4.01m)

Wooden flooring throughout. Radiator. Sash window to the front aspect with a window seat below. Feature Inglenook fireplace with white stone walls and wooden lintel above. Base level units with recess for a washing machine and under counter fridge with worktops above incorporating a 4 ring hob with oven grill below. Composite sink drainer with mixer tap above and tiled splashbacks. Eye level unit with display shelving. carpeted turning stairs rising to the first floor landing. Open beam ceiling. Door into:

Shower Room

8'05 5'06 (2.57m 1.68m)

Tiled flooring. Bowl basin set into a unit with a tiled top and vanity cupboard below. Low level W/c with a concealed cistern. Shower with glazed doors and a rainfall shower above with a separate shower hand attachment and full tiled surrounds and splashbacks. Extractor fan. Ladder towel rail. Obscure sash window to the side aspect. Cupboard housing gas boiler.

Returning to the open plan living space, there are carpeted stairs rising to the first floor landing with handrail and storage cupboard.. Carpeted landing with doors opening into:

Bedroom

13'03 x 9'08 (4.04m x 2.95m)

White washed floorboards. Radiator. 2 x sash windows to the front aspect and a Velux window. Fitted wardrobe with drawers below.

Bedroom

8'11 x 7'07 (2.72m x 2.31m)

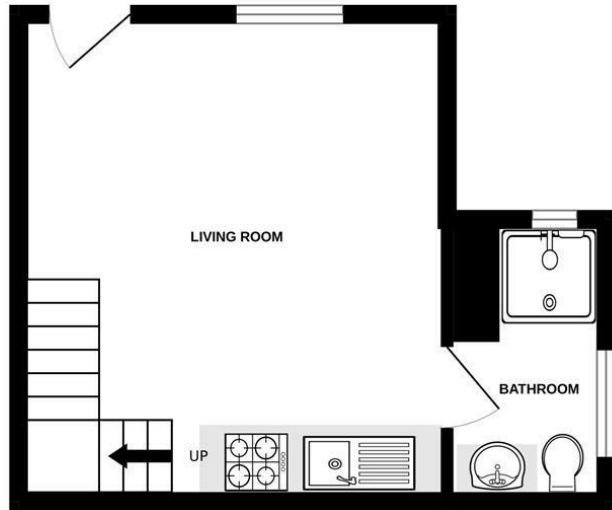
White washed floorboards. Radiator. Sash window to the side aspect. Built in wardrobe with drawers below. Hand wash basin with vanity cupboard below. Loft access.

Agents Note

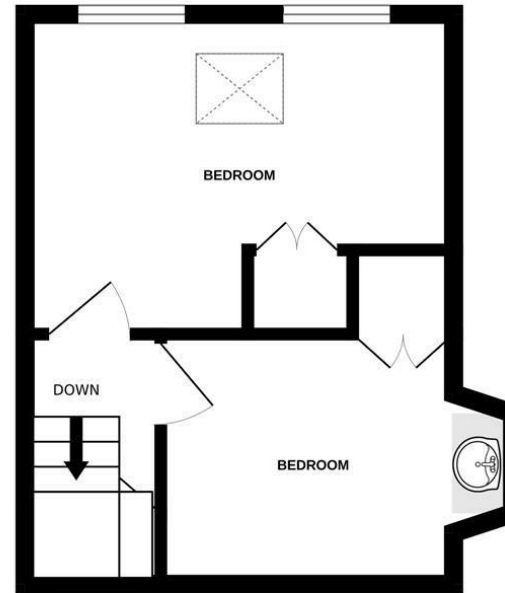
The property is current run as a holiday let. Viewings can only take place on change over days or when the property is available. The property is available to be purchased as seen other than a few personal pieces of art



GROUND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		67	
(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	

Directions To Property

Proceed down Fore Street. Turn left into The Digey and proceed to the end where the cottage will be found on your right.

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Valuation Request

