



The Terrace
St. Ives
TR26 2BL

Fixed Asking Price
£350,000

- Stunning Cottage
- Quality Throughout
- Open Plan Living
- 1 Double Bedroom
- Easy Access to Town and Beaches
- Ideal Bolt Hole
- Successful Holiday Let
- Garden
- Parking



Tenure - Freehold

Council Tax Band - B

Floor Area - 341.00 sq ft



Property and Location

In recent years St Ives has fast become one of Europe's premier holiday destinations, famed not only for its beautiful beaches and coastal footpaths but also for the maze of narrow cobbled streets packed with quality restaurants, galleries, and café bars. The streets all lead down onto the picturesque harbourside where you can watch the local fishing fleet return with their daily haul and if you're lucky you might get to see the seals or pod of dolphins. The town offers 3 award winning blue flag beaches including the well-known surfing beach at Porthmeor where situated above is The Tate St Ives.

The property was purchased over 5 years ago and has undergone a major renovation programme. This detached 1-bedroom cottage is current run as a holiday let. Offering an open plan living space which gives access into the double bedroom which offers a lovely outlook across the town shower room and the gravelled garden which creates the ideal area to sit back relax enjoy your morning coffee.

The Accommodation Comprises

(All dimensions are approximate)

Entrance

Front door with central double glazed picture window opening into:

Open Plan Lounge / Kitchen / Dining Room

24'0" x 11'6" (7.32m x 3.51m)

Two cast iron radiators. Porthole window to the side aspect offering a lovely outlook over and towards the spire of the Catholic Church on Tregenna Hill and Winsor terrace. Double glazed sash window to the side aspect. Two further double glazed obscure windows to the rear and side aspect. Base level units incorporating a slimline dishwasher with worksurfaces above incorporating a Samsung induction hob with oven grill below and extractor fan over. Integrated composite sink drainer. Eye level units. Worktop area creating the ideal office space with units below one incorporating a fridge.

Leading off the open plan living space are doors opening into:

Bedroom

11'00 x 10'07 (3.35m x 3.23m)

Double glazed sash window to the side aspect towards the spire of the Catholic Church and towards Bowling Green and Windsor terrace. Cast iron radiator.

Shower Room

5'09 x 4'09 (1.75m x 1.45m)

Obscure double glazed window to the rear. Low level dual flush W/C. Walk in shower with a rainfall shower along with a separate shower hand attachment with tiled surrounds. Vanity basin set within a unit with vanity cupboard below. Wall mounted mirror above. Full tiled splash-backs and surrounds.

Outside

From the living space there is a double glazed door opening onto the enclosed gravelled garden which creates the ideal space for Alfresco dining or an area to just sit, relax and enjoy those Cornish summer days

Outside

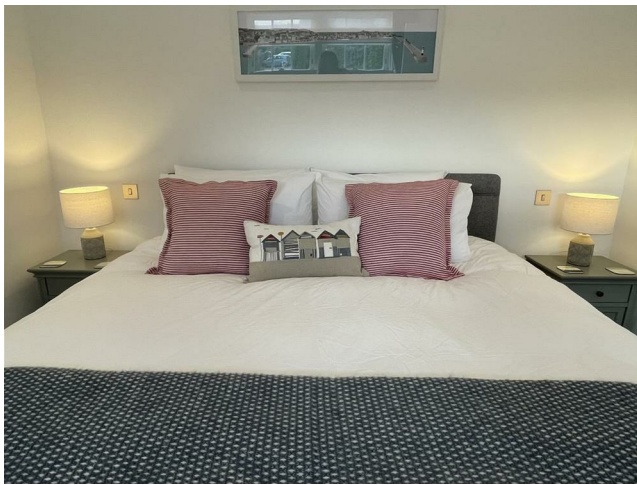
The pathway to the front of the property leads past the cottage and on the left is a storage cupboard housing the wall mounted gas boiler for the cottage along with offering plumbing and space for a washing machine. The path continues up some steps where to the left is a handy area for storing beach equipment such as surf boards. To the rear the property has a garden and the path continues to a gated access leading to the parking space

Viewing

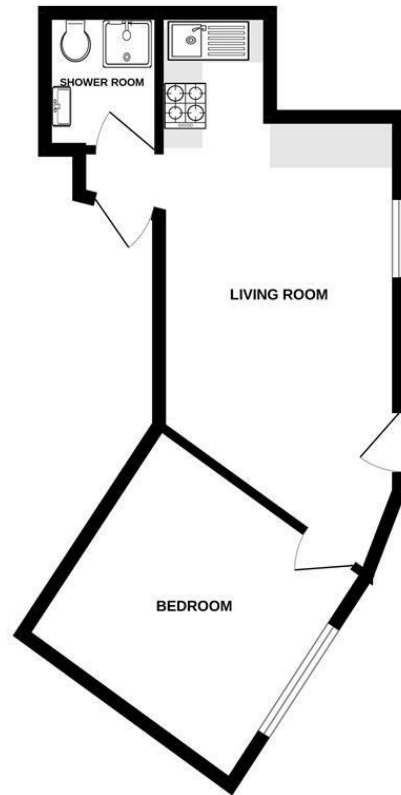
The property is run as successful holiday let so before traveling to the area please contact us to book your appointment to view to ensure that the property is vacant and access can be gained.

Furniture

The furniture within the property is available to purchase via separate negotiations.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 341 sq.ft. (31.7 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Proceed up the steps onto Tregenna terrace and continue up onto Park Avenue. Continue up the hill taking the first left where the property will be found on the left.

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Valuation Request

