



Ayr Terrace

St. Ives

TR26 1ED

Asking Price £415,000

- Large House
- 5 Bedrooms
- 3 Reception Rooms Walking Distance to Beaches and Town
- Parking
- Set Over 3 Floors
- In need of Updating
- Open Fore Garden
- No Chain
- Viewing Advised



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 2012.85 sq ft



5



2



3



D58

Entrance

Double glazed obscure front door opening into:

Reception Porch

Ornate tiled flooring. Doorway with picture window above leading into:

Reception Hall

Carpet. Dado rail. Carpeted stairs rising to the first floor landing. Doors leading into:

Lounge

19'02 x 14'10 (5.84m x 4.52m)
Carpet. Double glazed bay window to the front aspect. Gas fire. Picture rail and coving.

Dining Room

11'09 x 9'10 (3.58m x 3.00m)
Carpet. Radiator. Double glazed window to the rear aspect.

Breakfast Room

22'08 x 9'04 (6.91m x 2.84m)
Carpet. Double glazed window to the side aspect. Double glazed door leading outside. Radiator. Under stairs storage cupboard. Wall mounted gas boiler. Doorway into:

Kitchen

16'05 x 9'00 (5.00m x 2.74m)
Vinyl flooring. Range of base level units and drawers offering rolled edge worksurfaces above with recesses for a washing machine and free standing electric cooker. Integrated stainless steel sink drainer. Double aspect double glazed windows to the side and rear aspect. Extractor fan. Double glazed door to outside. Wall mounted hand wash basin. Wall mounted gas heater.

Returning to the reception hall, there are carpeted stairs rising to the half landing with handrail to side with spindles to side. The landing offers a storage cupboard with access into the loft and door opening into the airing cupboard. Doors opening into:

Separate W/c

Carpet. Low level W/c. sash window to the side aspect.

Bathroom

6'05 x 6'04 (1.96m x 1.93m)
Tile flooring. Low level W/c. Vanity basin. Bath with electric shower over. Obscure double glazed window to the side aspect. Full tiled splashbacks and surrounds.

Bedroom

9'11 x 9'08 (3.02m x 2.95m)
Carpet. Double glazed window to the side aspect. Double glazed door to the rear offering a view to the side towards Godrevy.

From the 1/2 landing there are carpeted stairs rising to the upper landing. Radiator and doors leading into:

Bedroom

12'01 x 8'04(min) (3.68m x 2.54m(min))
Carpet. Radiator. Double glazed window to the rear aspect. Hand wash basin.

Bedroom

14'10 x 14'09 (4.52m x 4.50m)
Carpet. Radiator. Hand wash basin. Double glazed bay window to the front aspect offering views out into St Ives bay.

Bedroom

8'04 x 6'08 (2.54m x 2.03m)
Carpet. Radiator. Double glazed window to the front aspect.

From the upper landing are carpeted stairs leading up to the second floor landing with door opening into:

Bedroom

18'09 x 12'11 (5.72m x 3.94m)
Carpet. Hand wash basin. Storage into the eaves Double glazed Dorma window to the front offering a lovely view out into St Ives Bay and across to the North cliffs at Hayle. Door into:

Separate W/c

Low level W/c. Double glazed window to the rear aspect and glazed windows to the side offering sea views.

Outside



To the front of the property is an open fore garden which is laid to patio . From the breakfast room and kitchen are double glazed doors opening onto the side path which leads around to the rear where there is parking for one car.



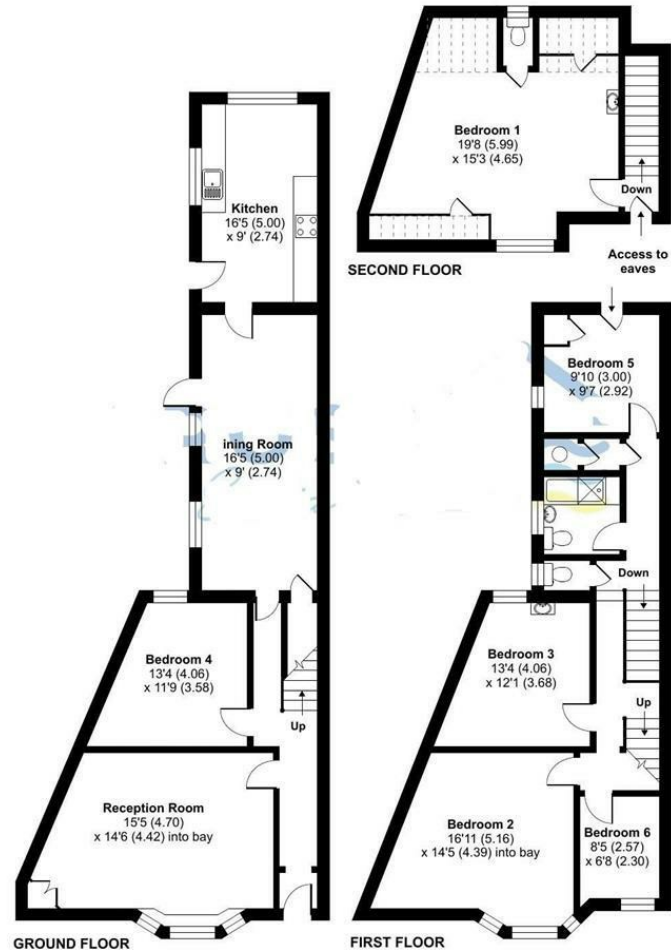
Ayr Terrace, St. Ives, TR26

Approximate Area = 1931 sq ft / 179.3 sq m

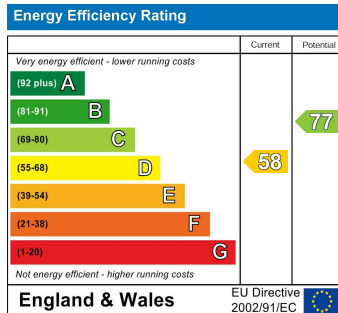
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 2008 sq ft / 186.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cross Estates Limited. REF: 854865



Directions To Property

From Tregenna Place head up The Stennack and at the mini roundabout turn right. Proceed up the hill and at T junction turn left. Continue towards the top of the road and the property will be found on your right.

Millerson Estate Agents
 50 Fore Street
 Hayle
 Cornwall
 TR27 4DY
 E: hayle@millerson.com
 T: 01736 754115
 www.millerson.com

Valuation Request

