



Tregenna Hill

St. Ives

TR26 1SE

Asking Price £395,000

- TOWN COTTAGE
- 2 BEDROOMS
- OPEN PLAN LIVING
- WET ROOM
- ROOF TERRACE WITH HARBOUR AND BAY VIEWS
- IDEAL HOLIDAY LET
- CLOSE TO BEACHES AND HARBOUR
- EPC - 48E
- VIEWING ADVISED



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 466.00 sq ft



### Entrance

Front door opening into:

### Kitchen

9'05 x 8'00 (2.87m x 2.44m)

Wooden flooring. Base level units offering granite worksurfaces above incorporating a fridge below and recess for a washing machine. Integrated 4 ring hob with stainless steel splashback and oven grill below and a stainless steel extractor fan above. Integrated stainless steel sink with a carved drainer to side and mixer tap above. Double glazed window to the rear aspect. Pantry style cupboard housing the gas boiler boiler. Steps down into:

### Lounge Dining Room

16'07 11'09 (5.05m 3.58m)

Wooden flooring throughout. 2 x radiators. Two double glazed windows to the front aspect offering an outlook over roof tops, The parish Church and towards The Island and St Nicholas Chapel and out to sea. Bonnet ceiling and exposed beams. Doors into:

### Bedroom

9'07 x 7'11 (2.92m x 2.41m)

Wooden flooring. Radiator. Double glazed window to the front aspect over looking the roof tops and towards the sea in the distance at Porthmeor.

### Bedroom

9'07 x 8'05 (2.92m x 2.57m)

Wooden flooring. Radiator. Double glazed obscure door opening onto the rear. High level cupboard housing the electric meter.

From the kitchen is a door accessing into:

### Wet Room

7'09 x 3'02 (2.36m x 0.97m)

Tiled flooring and full tiled surrounds. Dual flush low level W/c. Hand wash basin with a mixer tap above. Shower area with a rainfall shower above. Radiator. Extractor fan. Double glazed obscure window to the rear aspect.

### Outside

From the front door head up and around to the rear of the property where there are steps leading up to:

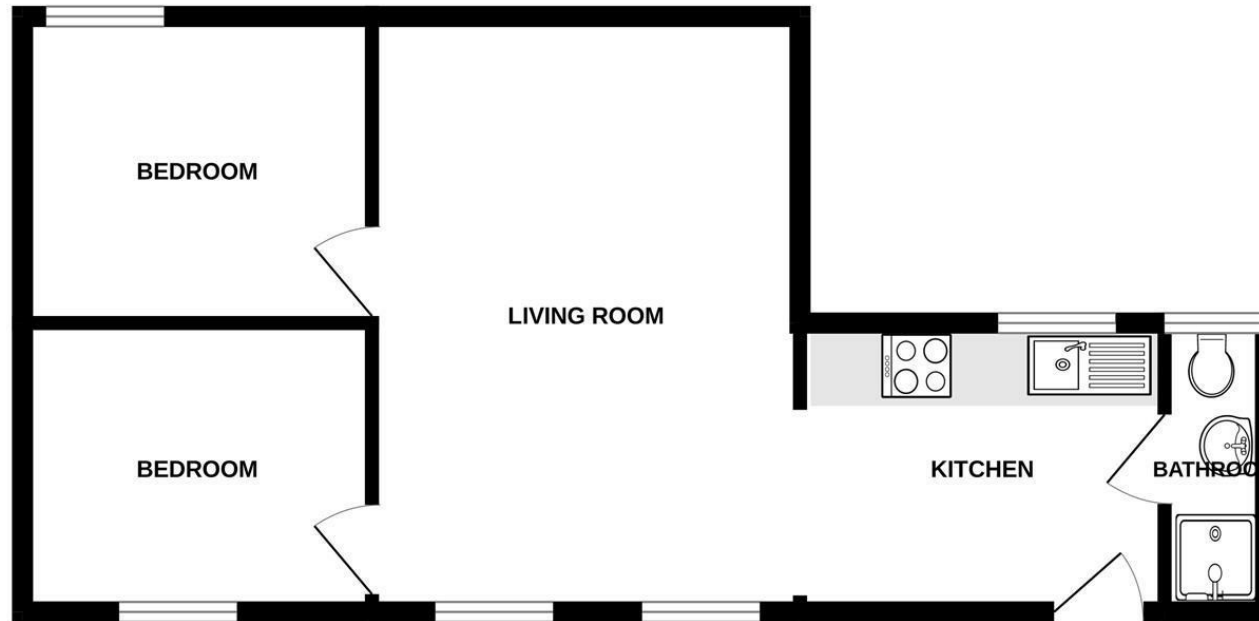
### Sun Terrace

10'07 x 8'05 (3.23m x 2.57m)

Decked throughout and enclosed by wire surrounds. The sun terrace creates the ideal sun bathing area or just an area to sit back read a book and relax. From the terrace are lovely views into the harbour and bay and across to The Island, St Nicholas Chapel and out to sea at Porthmeor.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 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			87
(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	

## Directions To Property

From our St Ives office head down the hill and take the first lane on your left. Proceed up the steps and the cottage will be found on the left.

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## Valuation Request

