



Back Road West
St. Ives
TR26 1NL

Offers In The Region Of
£460,000

- Town Centre Cottage
- Successful Let
- 2 Bedrooms
- Open Plan Living
- Short walk to Porthmeor and Harbour
- Set Over 3 Floors
- Recently Refurbished
- Viewing Advised
- EPC D61



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Tenure - Freehold

Council Tax Band - A

Floor Area - 559.72 sq ft



The Location & Property

St. Ives, 'one of the sunniest places in the UK', offers 3 beautiful award winning beaches and an exquisitely picturesque harbourside, where you can observe the local fishing fleet return with their daily catch. The town offers a maze of winding cobbled streets and lanes, incorporating a variety of quality restaurants, cafe bars, delis and independent craft shops as well as an abundance of well curated art galleries including the Tate Gallery (Tate St. Ives). This world famous resort, steeped in history, remains largely unchanged with evidence of settlement dating back to 200 BC. St. Ives is a charming, culturally rich and vibrant town that blends its historical fishing heritage with its reputation as an artistic colony, attracting famed artists like Turner, Whistler, Hepworth, Nicholson, Frost and Wallis. The famous conservation area of 'downalong', comprising original historic terraces of fishermen's cottages and sail lofts runs between Porthmeor Beach and the Harbour. This highly sought after neighbourhood is where the property is centrally located, mere paces away from the beach, harbour, shops and the famous Sloop Inn circa 1312.

The property, which comes to market for the first time in almost 30 years, has served as a much loved family home, and latterly as a very successful holiday let property, with many forward bookings. The traditional fisherman's cottage, has a wealth of charm and character with many original features. Set over 3 floors, there is open plan living on the ground floor, with the second bedroom and bathroom situated on the first floor. The master bedroom is located at the top of the cottage. With its wonderful location between harbour and beach and proximity to shops and galleries, an early viewing is highly recommended for this rare end of terrace, 'downalong' property.

The house benefits from being end of terrace and is of traditional thick granite block construction, oozing charm and character associated with the 'downalong' conservation zone. The front door and all the windows have been recently replaced with bespoke handmade hardwood, double glazed windows made by skilled local craftsmen. A new gas boiler has recently been installed.

KITCHEN LOUNGE

14'6 x 13'6 (4.42m x 4.11m)

Bespoke, handmade wooden units topped with solid wood surfaces, incorporating an electric induction hob, provide abundant kitchen storage. The units include an integrated fridge and dishwasher as well as a traditional Belfast sink. There is a large sash window to the front and a solid hardwood, stable door, entrance to the property.

There is a storage cupboard under the stairs which rise to the first floor accommodation.

FIRST FLOOR

BEDROOM

13'2 x 10'3 (4.01m x 3.12m)

A sunny, dual aspect room with windows to the west and south elevations. This pleasant room has a traditional open fire with wood surround, wooden tongue and groove half clad walls, wooden floor and original, exposed wood, beamed ceiling.

BATHROOM

A modern, fully tiled suite comprising panelled bath with dual attachment shower over, wash hand basin, low level w.c., towel rail/radiator, window to front.

MASTER BEDROOM

15'1 x 14'2 (4.60m x 4.32m)

A spacious, charming room full of character with double height vaulted ceiling with exposed original beams. Sash window to the front (west elevation) and traditional open fire place with wood surround.

Viewing Arrangements

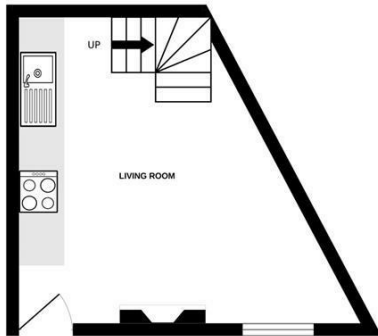
Viewings by appointment only.



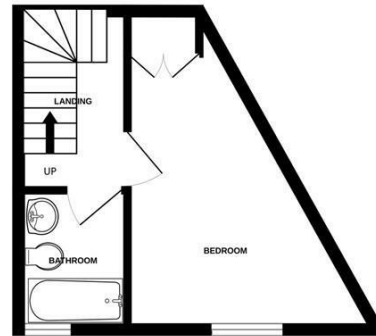
Directions To Property

From the Sloop Inn head up the road to the side following it around to the left. Continue to the T junction where you turn right and the property will be found on your right.

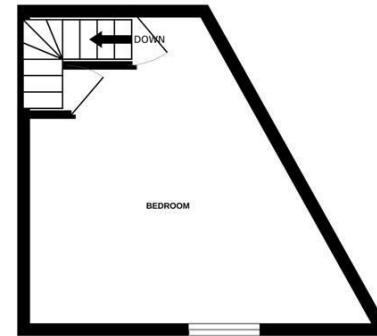
GROUND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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