



Wharf Road

St. Ives

TR26 1LF

Asking Price £500,000

- TOWN CENTRE COTTAGE
- SUCCESSFUL HOLIDAY LET
- 2 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LIVING
- YARDS FROM THE HARBOUR
- AIR CONDITIONING
- GAS CENTRAL HEATING
- VIEWING ADVISED
- EPC - C71



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1054.86 sq ft



## ST IVES

In recent years St Ives has become one of Europe's premier holiday destinations, famed not only for its beautiful beaches and coastal paths but also for the maze of narrow, cobbled streets packed with restaurants, galleries, cafés and local bars. There are five sandy beaches, including neighbouring Carbis Bay, three of which are award-winning, blue flag beaches; the coastal paths provide a treat for walkers and bird-watchers alike. The town is also renowned for its artist community; many artists live in and visit St Ives because the light is said to be special and, let's face it, it's a very beautiful place. There are galleries, art shops and artistic inspiration all over the town including the Tate, and the Barbara Hepworth museum and sculpture garden. The town has a lovely mix of smaller, independent shops and high street stores. There are plenty of gift, ice cream and surf shops but also a great butcher, clothes shops and newsagents. There is a Co-op for groceries or an out-of-town Tesco some 2 miles away. St Ives is great for eating out; there are lots of fish and chips shops, seafood restaurants including the award-winning Porthminster Café, The Loft and the Seafood Café.

## THE PROPERTY

Located within the heart of the town the property is only a few steps away from the picturesque harbourside and Fore Street. Having been lovingly restored and refined to a very high standard and now creates a stunning holiday let property with the added benefit of Views into the harbour from the master bedroom. The property offers a large open plan living space which retains many character features whilst embracing the modern day. The master suite is set over the first floor and enjoys views into the harbour. From the living space is access down to the lower landing where there is a further double bedroom and separate shower room. Viewing is highly advised!!

## ENTRANCE

Double glazed wooden doors opening into the:

## ENTRANCE HALL

Wooden stairs rising up to the internal entrance door. Cupboard above the stairs housing consumer unit.

## OPEN PLAN LIVING SPACE

22'2" x 19'3" (6.76 x 5.87)

Original wooden floorboards. Sash window to the front aspect with glazed ceiling above. Feature fireplace with gas fire inset. Carpeted stairs leading down to the lower landing. Open beam ceiling incorporating spotlights. Breakfast bar area. Base level units and drawers incorporating a dishwasher with rolled edge worksurfaces above incorporating a 1 1/4 stainless steel sink drainer with a Swan neck mixer tap above. Integrated 4 ring electric hob with extractor fan above. Eye level double oven and grill. Eye level units. Recess housing a free standing fridge freezer. 2 x double glazed wooden windows to the rear aspect. Wall mounted corner cupboard. Hard wired smoke alarm.

## CLOAKROOM

Low level dual flush W/c with concealed cistern. Wall hung vanity basin with vanity mirror above. Tiled splashbacks and surrounds. Wall mounted ladder towel rail. Extractor fan.

## MASTER SUITE

16'10" x 12'1" (5.13 x 3.68)

Accessed from the open plan living space the doorway opens into the carpeted staircase with recessed lighting and rises up into the master suite. Carpeted throughout. 2 x radiators. Exposed 'A' beams. Fitted wardrobe. Velux window to the rear aspect. Fitted window seat below the double glazed bay Dorma window which offers a lovely view into the harbour and across to Smeatons Pier. Glass balustrade. Wall mounted air conditioning unit. Door into

## ENSUITE

Tiled flooring. Wall hung vanity basin with mixer tap above. Dual flush low level W/c. Panel bath with mixer tap above with a separate shower hand attachment. Double glazed dorma window to the rear aspect offering a view into the harbour and out into the bay and across to Gwithian.

Returning to the open plan living space there are carpeted stairs leading down onto:

## LOWER LANDING

Carpet. Hard wired smoke alarm doors opening into:





### **SHOWER ROOM**

Dual flush low level W/c. Wall hung vanity basin Corner shower with glazed doors and shower above of the mains. Full tiled surrounds and splashbacks.

### **BEDROOM**

10'11" x 10'8" (3.33 x 3.25)

Carpet. Radiator. Built in wardrobe. Fitted under stairs storage cupboard with plumbing for a washer dryer. Open beam ceiling with recessed ceiling spotlights.

### **AGENTS NOTE 1**

The property is a very successful holiday let via Aspects Holiday of St Ives with viewings only to be held on changeover days which is a Saturday.

### **AGENTS NOTE 2**

There is an option to purchase a garage and parking space by separate negotiation

### **COUNCIL TAX**

Band C



# Directions To Property

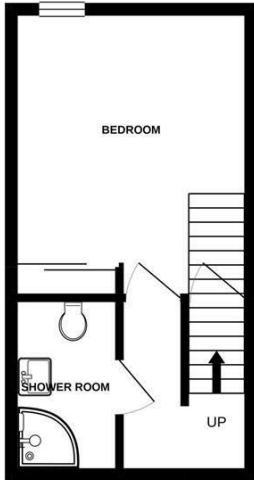
Head down into the town and continue along the harbour front. Head up custom house passage where the property will be found on the left.

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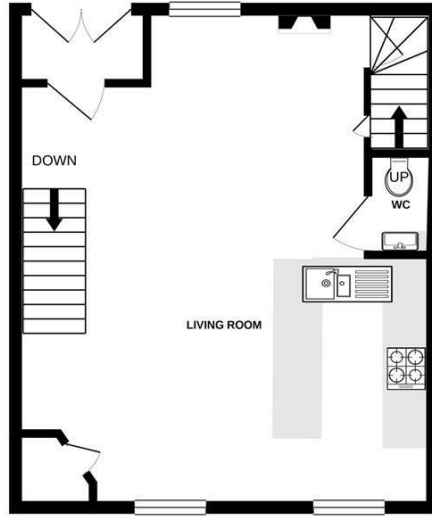
## Valuation Request



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



1ST FLOOR  
 439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR  
 390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

