



Street-An-Pol

St. Ives

TR26 2DS

Asking Price £750,000

- Stunning Home
- Town Centre Location
 - 3 Bedrooms
 - 3 Bathrooms
- Open Plan Living
- Views Into Harbour and Bay
 - Successful Holiday Let
- Quality fittings Throughout
 - Viewing Advised
 - Scan QR For Material Information



Tenure - Leasehold

Council Tax Band - C

Floor Area - 1097.92 sq ft



The Property & Location

Welcome to this charming terraced house located in the picturesque Street-An-Pol, St. Ives. This property boasts a delightful blend of traditional charm and modern convenience, making it a perfect holiday retreat or a permanent residence.

Upon entering, the feel of quality is apparent. The large open plan living area is ideal for hosting gatherings and enjoying quality time together. The home is currently run as a very successful holiday let.

With three bedrooms and three bathrooms, this house offers superior accommodation for you and your family or guests. The bedrooms provide a peaceful sanctuary to unwind after a long day, and the bathrooms are elegantly designed for your comfort.

One of the highlights of this property is the stunning harbour view that can be enjoyed from the open plan living space. Imagine waking up to the sight of boats gently swaying in the harbour or enjoying a cup of tea while watching the sunset over the water.

Conveniently located in the town centre, this house is just a stone's throw away from the harbour and beaches, allowing you to easily explore the beauty of St. Ives whenever you desire. Whether you're looking for a relaxing getaway or a permanent home by the sea, this property offers the best of both worlds.

Don't miss out on the opportunity to own this beautiful terraced house in St. Ives. Contact us today to arrange a viewing and start envisioning your life in this stunning coastal retreat.

Entrance

Multi pane front door with stain glass inserts

Reception Hall

Tiled flooring. Feature exposed stone worked wall and exposed brick wall leading to the stair well where there is slate flagstone flooring. Radiator. Wooden staircase with tiled backs with handrail and spindles to side and below leading up to:

Landing

Exposed floorboards. Large storage cupboard. Step to the right leading up to the middle landing offering a radiator and doors into:

Bedroom

13'08 x 11'05 (4.17m x 3.48m)

Exposed wooden floorboards. Radiator. Double glazed window to the front aspect. Exposed brick wall. Twin pane obscure door opening into:

Ensuite

6'05 x 5'08 (1.96m x 1.73m)

Tiled flooring. Low level W/c. Hand wash basin set into a unit with a vanity cupboard below. Corner shower cubicle with an electric shower above. Extractor fan. Deep set marble shelf

Bedroom

17'07 x 8'03 (5.36m x 2.51m)

Wooden floorboards. Radiator. Double glazed sash window to the front aspect.

Returning to the landing there are doors opening into:

Shower Room

6 x 5'08 (1.83m x 1.73m)

Tiled flooring. Hand wash basin set into a unit with a vanity cupboard below. Low level W/c. Corner shower with a rainfall shower above and a separate shower hand attachment. with tiled splashbacks and surrounds. Extractor fan. Access into the understairs area where the gas boiler is housed.

Bedroom

12 x 10'09 (3.66m x 3.28m)

Wooden floorboards. Radiator. Double glazed sash window to the rear aspect offering a nice outlook over enclosed gardens. Exposed wooden beams and supports. Door into:

Ensuite

6'01 x 4'08 (1.85m x 1.42m)

Tiled flooring. Dual flush low level W/c. Hand wash basin set into a unit with a vanity cupboard below. Corner shower with a rainfall shower above and a separate shower hand attachment to side. Extractor fan. Double glazed obscure sash window to the rear aspect.

From the landing there are wooden stairs with tiled backing with handrail and spindles to side and below rising up into

Open Plan Living Space

26'07 x 18'11 (8.10m x 5.77m)

This stunning room offers light and airy living and benefits from a view to the side out into the bay and from the Bi-Fold doors and stunning view out into the harbour and across to the Arches and out into the bay. The room offers wooden floorboards throughout. Within the living space is a glass roof so the room is flooded with light and a side picture window offering the view out into St Ives bay. Radiator. Within the dining area is an exposed stone work wall incorporating a raised fireplace with wooden mantle above. Bi Fold doors to the rear aspect opening fully onto a Juliet balcony and offering a stunning outlook into the harbour and across to the Smeatons Pier and out to sea. Within the kitchen area are base level units and drawers and an integrated fridge and freezer. Work surfaces incorporating a 1 1/4 stainless steel sink drainer with a mixer tap above with tiled splash backs. Integrated hob with extractor fan above. Eye level oven and grill.

Agents Note

More information of the property including a video can be found at www.secretstivesholidays.co.uk

We are informed by our client that a new 999 year lease will be created upon exchange of contracts with a ground rent set at £50 per annum.



Material Information

Verified Material Information

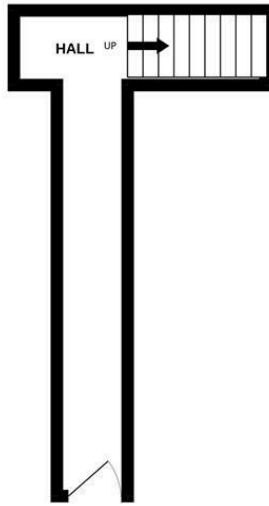
Council tax band: C
 Council tax annual charge: £1974.56 a year (£164.55 a month)
 Tenure: Leasehold
 Lease length: 125 years remaining (117 years from 2016)
 Property type: Flat
 Property construction: Standard form
 Number and types of room: 3 bedrooms, 3 bathrooms, 1 reception
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: None
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
 Parking: Off Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: Located in a conservation area
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term flood risk: Yes
 Coastal erosion risk: Yes
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C



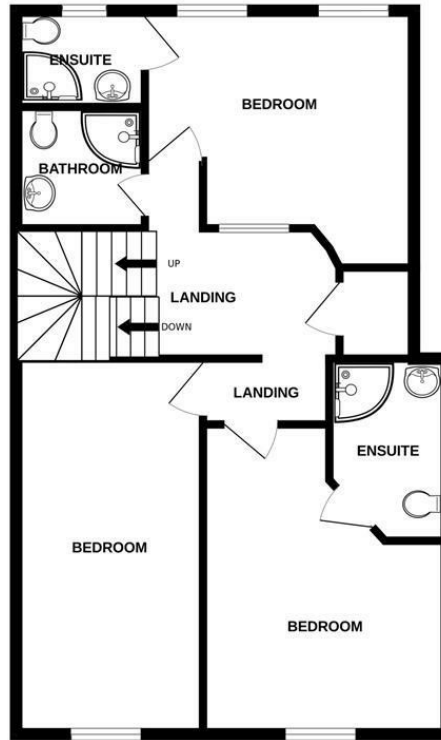
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR
106 sq.ft. (9.9 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From Tregenna Place head down Street An Pol passing the Guildhall where the property will be found on your left hand side.

Contact Us

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

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