



 **Millerson**
Select

13 St. Eia Street
St. Ives

Asking Price £820,000

13 ST. EIA STREET

St. Ives

- VERY SPACIOUS COTTAGE
- CENTRAL DOWNLONG LOCATION
- STUNNING HARBOUR AND BAY VIEWS
- DOUBLE ASPECT LOUNGE WITH SUNNY BALCONY
- 4 BEDROOMS
- 2 BATHROOMS AND 1 CLOAKROOM
- SUCCESSFUL HOLIDAY LET
- LARGE KITCHEN DINING ROOM
- COUNCIL TAX - BAND C
- EPC - C73

Stunning large cottage in the heart of Downlong, offering far reaching harbour and bay views . Only a stones throw from the harbour and Porthmeor. Set over 4 floors the spacious home offers a large kitchen dining room. Double aspect lounge with sunny balcony. 4 bedrooms, 2 bathrooms and 1 cloakroom. Viewing Advised!! EPC – C73.





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. St Ives is just 4 miles away from the A30 which links into all the major market towns and Cathedral city of Truro.

THE PROPERTY

Located within the heart of Downlong, this large cottage is set over 4 floors and is presented to an extremely high standard. The large family kitchen dining room creates the ideal entertaining or family dining area. The first floor offers a large living room with access to the front onto the balcony where you are able to enjoy the summer sun or just watch the world go by. There is access to the rear onto Teetotal street. On the second floor are two excellent sized double bedrooms and a shower room. From the master bedroom on the third floor are stunning views into the harbour and across to Porthminster Point and beyond to Porthkidney Sands along with a side window looking out into the bay. The fourth bedroom also offers a far reaching view out into the bay and across towards Carn Brae. To the front is an enclosed courtyard with an outside tap creating the ideal space to wash the sand off after those long beach days. Currently run as a successful holiday let.

ENTRANCE

Stable front door opening into:

KITCHEN DINING ROOM

22'7" x 13'4" (6.88 x 4.06)

Luxury vinyl tile flooring 2 x vertical radiators. base level units and drawers incorporating a dishwasher and corner carousel unit. Recess for a range style

gas cooker with extractor fan above. Worksurfaces above incorporating a 1 1/4 stainless steel sink drainer with a Swan neck mixer tap above and tiled splashbacks. Deep set sash window to the front aspect with a slate cill. Eye level units with under lights and an integrated combi microwave. Carpeted stairs rising to the first floor with an understairs storage cupboard with plumbing for a washing machine. High level window to the rear with a slate cill. Door into:

SEPARATE W/C

Luxury vinyl tile flooring. Dual flush low level WC. Wall hung vanity hand wash basin with vanity cupboard below. Ladder towel rail.

There are carpeted stairs rising up into:

LIVING ROOM

23'2" x 13'8" (7.06 x 4.17)

Luxury vinyl flooring. 2 x radiators. Double aspect sash windows to the front and rear aspects. Stable door opening onto the balcony. Fitted display shelving with cupboards below. Cupboard housing the gas boiler. Door opening into the rear hall.

BALCONY

16'9" x 3'11" (5.11 x 1.19)

Tiled flooring. Enclosed by level walling and a gated access down onto St Eia Street.

REAR HALL

Luxury vinyl tile flooring. Stable door opening to the rear steps leading down onto Teetotal Street. Carpeted stairs with handrail to side leading up to:

SECOND FLOOR LANDING

Hand balustrade with spindles below. Sash window to the rear aspect with a window seat. Vertical radiator. Doors opening into:

SHOWER ROOM

Luxury vinyl tile flooring. Low level W/c. Pedestal hand wash basin Shower with rainfall shower



above and a separate shower hand attachment. Glazed surrounds. Ladder towel rail. Sash window to the front aspect. Fully tiled. Extractor fan.

BEDROOM

11'3" x 8'6" (3.43 x 2.59)

Carpet. Radiator. Sash window to the front aspect. Fitted cupboard with shelf above.

BEDROOM

11'0" x 8'6" (3.35 x 2.59)

Carpet. Radiator. Sash window to the rear aspect.

From the landing there are carpeted stairs with handrail to side rising up to:

THIRD FLOOR LANDING

Carpet. Storage cupboard. Doors opening into:

MASTER BEDROOM

14'0" x 12'6" (4.27 x 3.81)

Carpet. Radiator. Double aspect windows with a sash window to the front aspect offering a stunning view into the harbour of St Ives and across Smeatons Pier and over to Porthminster Point and beyond to Porthkidney Sands. The side window offers a lovely view into the bay and across to the towans and Porthkidney Sands.

BEDROOM

9'2" x 6'8" (2.79 x 2.03)

Carpet. Radiator. Double aspect windows with a sash window to the rear and a window to the side offering a lovely view into St Ives bay and as far reaching as Carn Brae.

BATHROOM

Luxury vinyl flooring. Low level WC. Twin gripped bath with a shower above of the mains and a folding glazed screen to side. Pedestal hand wash basin. Ladder towel rail. Fully tiled. Sash window to the rear aspect.

OUTSIDE

To the front of the property is a gated access leading to a courtyard area where there is an outside tap, ideal for when you return from the beach to wash the sand away.


COUNCIL TAX

Band C

VIEWING

By appointment only. Please ensure that you book your viewing for the property before travelling as the property is a busy holiday let and viewings can only take place on changeover days

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(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	

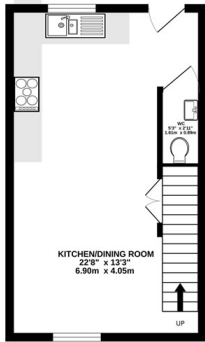
TO ARRANGE A VIEWING PLEASE CONTACT

St Ives Sales Office
01736 798833
st.ives@millerson.com

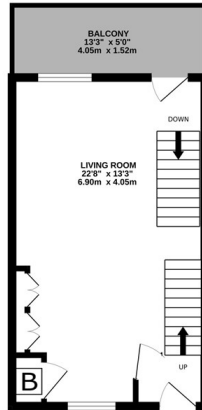
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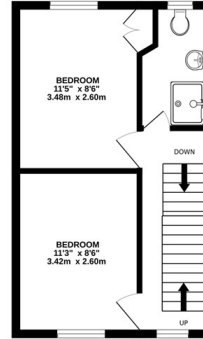
GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



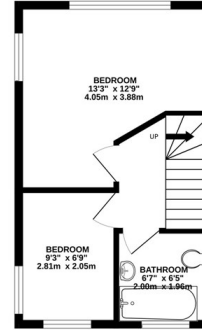
1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



3RD FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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