



Total area: approx. 113.5 sq. metres (1221.3 sq. feet)

Entering the property you are greeted by the entrance hall with original clay tiled flooring and stairs leading to first floor. The entrance hall leads to the open plan sitting room, dining room and kitchen/breakfast room. The sitting room area boasts a working open fire place with Victorian surround and is laid with oak flooring which also leads through to the dining area. The kitchen/breakfast room has been refitted and includes integrated Siemens appliances, boiling hot water tap, under floor heating, and double doors opening to the southerly facing courtyard garden. A two piece suite cloakroom completes the ground floor accommodation.

Stairs lead to the first floor landing with feature stained glass window and original wooden flooring. The first floor accommodation comprises the principal bedroom, bedroom three and the family bathroom. The main bedroom is flooded by natural light from the south facing window and skylight. It also benefits from under floor heating which extends through to the lovely en suite shower room. The en suite has been refitted to include a double walk in shower enclosure with rainfall showerhead over, a basin fitted within old chimney breast, a WC, and heated towel rail.

Stairs from the first floor landing lead to the second floor bedroom which is a great sized double aspect, double bedroom with lots of built in storage. One of the storage cupboards houses the Weissman system boiler installed in 2019 along with a large 'mains pressure' hot water tank with back up immersion water heating. This is all controlled with a Honeywell home smart control system that includes smart TRV to each radiator and smart room stats to the underfloor heating zones. This can all be fully controlled from smart phones, with the house split into eight zones for full control.

Outside the property benefits from a southerly facing and walled Moroccan style tiled courtyard garden which benefits from outside lighting and power sockets, an electric patio awning, and gated side access providing by a pedestrian gate to side.

Ground Floor

Entrance Hall

Sitting Room Area
3.58m (11'9") x 3.34m (10'11")

Dining Room Area
3.53m (11'7") x 3.33m (10'11")

Kitchen/Breakfast Room Area
4.04m (13'3") x 2.97m (9'9")

Cloakroom

First Floor

Landing

Bedroom 1
4.04m (13'3") x 2.99m (9'10")

En-suite Shower Room

Bedroom 3
3.33m (10'11") x 2.64m (8'8") max

Bathroom

Second Floor

Bedroom 2
4.78m (15'8") x 4.50m (14'9") max

Further Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

House Built: circa 1855

Parking: permits available for car park

Listing: Building not listed but in conservation area

Agents Note

All refurbishment and extension works were carried out with planning permission and building control sign offs.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY SUMMARY

A Victorian cottage which has been extended and comprehensive renovated by the current owners into a deceptively sized home located on the edge of the popular market town of St Ives. The accommodation which is set over three floors measures in excess of 1200 SQ-FT and briefly comprises, three good sized bedrooms, two bathrooms, open plan living, and cloakroom. The property also benefits from a south facing courtyard garden. An internal viewing is essential to fully appreciate.

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