



Runnelstone Ayr  
St. Ives, TR26 1EQ







# Runnelstone Ayr St. Ives, TR26 1EQ

Presenting a fantastic opportunity for transformation, this four-bedroom detached house awaits a modernising touch throughout. Situated within walking distance to the renowned Porthmeor Beach and the vibrant town centre, this property offers an enviable location in St Ives. In addition, the house is complemented by off-road parking and a garage, a highly sought after feature in this area. Upon entering, you'll discover a spacious living room, a dining room, and a fitted kitchen. With the right vision, these areas can be opened up to maximise their full potential, creating a seamless flow and enhancing the overall living space. The property also includes a useful study, ideal for those who work from home, as well as a utility room that provides valuable storage options. Additionally, a toilet and shower offer convenience and practicality. To extend the living space further, there is a delightful conservatory, perfect for enjoying the cooler evenings. As you ascend the stairs, you'll find well proportioned bedrooms, offering comfort and versatility, with two of the bedrooms offering distant sea views, adding a touch of coastal charm. The fourth bedroom presents great flexibility and can be utilised in various ways, such as an office or additional living space which has the added bonus of a balcony providing an excellent opportunity to soak up the last rays of the evening sun. Completing the upper floor is a bathroom and a separate toilet, ensuring convenience and making mornings a little less stressful. Outside, the property features a patio area, providing a low maintenance lifestyle, perfect for those seeking ease and convenience. Raised shrubs on the side add a touch of greenery, allowing green-fingered enthusiasts to make the most of the space. Being sold with no onward chain, this is really an amazing opportunity not to be missed out on!



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GUIDE PRICE £600,000

#### LOCATION

St Ives is renowned for being one of Cornwall's most popular destinations, which you can understand why with its breath taking coastline. The four sandy beaches, wonderful coastal paths, Tate Gallery and cobbled streets that lead to the picturesque harbourside further enhance its popularity. The winding streets are filled with a plethora of quality restaurants, cafés, shops and galleries. If you're looking to relax there are several excellent Hotels to choose from as well as the Sports Centre. St Ives is 7 miles away from Hayle and 8 miles away Penzance which boasts the main Train Line to London Paddington and easy access onto the A30.

#### ACCOMMODATION

Conservatory  
Entrance Hallway  
Living Room  
Study  
Utility Room  
Dining Room

Kitchen  
Stairs to Landing  
Bedroom Three  
Bathroom  
Bedroom One  
Bedroom Two  
Toilet  
Bedroom Four

#### GARDEN

This lovely garden boasts a low-maintenance patio to the rear, perfect for unwinding and entertaining guests. The patio is beautifully bordered by mature shrubs for a touch of greenery, while to the side of the property, there is a section of lawn surrounded by more mature shrubs providing a splash of colour and vibrancy .

#### GARAGE

with an up and over garage door and electric inside. There is also a pit perfect for any car enthusiasts.

#### PARKING

Driveway parking for two vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>59</b>	<b>85</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### AGENTS NOTE

We have been informed by our client that the lane is unadopted and that Runnelstone has right of access to their property.

#### SERVICES

Mains water, electricity. Gas central heating. Private drainage

#### COUNCIL TAX BAND- D

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

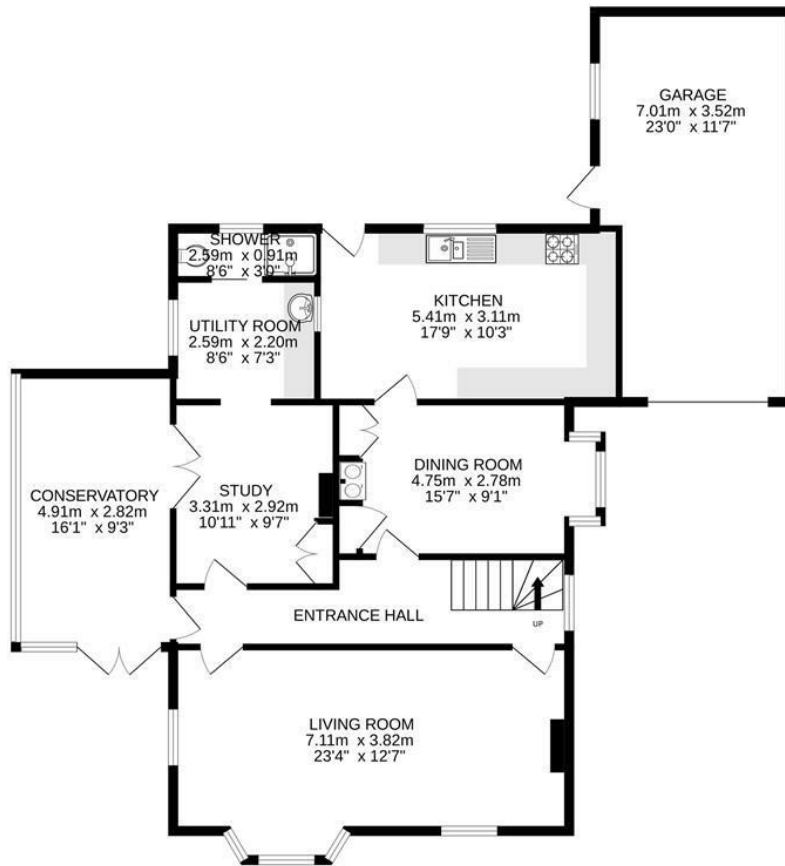
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

