

HIDEAWAY, 4 PEARCES COURT

St. Ives, TR26 1SJ

Price: £350,000



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ESTATES**

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Tucked away in a traffic-free location, yet conveniently positioned just minutes from the shops, restaurants and picturesque harbour of St Ives, this delightful end-of-terrace character cottage offers more than initially meets the eye. The main cottage provides two good-sized bedrooms, a comfortable living room, spacious kitchen/diner and shower room, creating a charming and practical home in a highly convenient location. Outside, a lovely enclosed courtyard garden provides attractive seating areas and leads to a detached brick-built annexe, comprising a generous double bedroom with its own en-suite shower room. This is a fantastic addition to the property, offering excellent additional accommodation for visiting family and guests, or flexible space to suit a variety of needs. There is also a very useful separate utility room. A further improvement is that the windows were replaced last summer, with high-quality UPVC sash-style windows fitted throughout the main cottage and UPVC windows to the annexe. Currently operating as a successful holiday let, this is a particularly appealing and versatile property in a great St Ives location. Early viewing is highly recommended.





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ENTRANCE HALL

Stone flooring, door to

LOUNGE 13' 2" x 9' 2" (4.02m x 2.8m)

Continuation of the fantastic stone flooring, beamed ceiling, window to the front, recess, power points, TV point and radiator

KITCHEN / DINER 10' 10" x 11' 6" (3.3m x 3.5m)

Continuation of the slate flooring, beam ceiling, window to the front with further small window to the front, 4 ring electric hob with electric oven under, range of base level units with worktop surfaces over, stainless steel sink unit, plumbing for dishwasher, space for small fridge freezer, radiator, power points, exposed granite old fireplace, wood panel walls, stairs to first floor with good storage cupboard under the stairs

FIRST FLOOR LANDING

BEDROOM ONE 10' 6" x 10' 10" (3.2m x 3.3m)

Wood flooring, sash window to the front with window seat, radiator, power points

BEDROOM TWO 13' 5" x 6' 11" (4.1m x 2.1m)

Sash window to the front with window seat, radiator, power points, wood flooring

SHOWER ROOM

Walk in shower cubicle with mains connected shower, enclosed WC, wash hand basin, skylight, built in cupboard housing the boiler (Worcester Bosch Greenstar, approx. 4 years old and efficient)

ADDITIONAL ACCOMMODATION

This is a fantastic extra living space, block built and is currently used for additional accommodation for the main cottage.

BEDROOM 14' 9" x 9' 2" (4.5m x 2.8m)

Wood flooring, power points, TV point, radiator (run from main central heating) window and door to the front, door to

EN-SUITE

Walk in shower cubicle with mains connected shower, pedestal wash hand basin, close coupled WC, heated towel rail, roof light

UTILITY ROOM

Accessed separately. Sink unit and worktop space, power points, fitted eye and base level units and plumbing for washing machine.

OUTSIDE

Fantastic outside space, ideal for bbq, alfresco eating, coming back from the beach with wetsuits, surfboard and sandy feet. There is an outside tap, patio and fitted seating

TENURE

Freehold

EPC

D

COUNCIL TAX

Currently exempt through SBRR

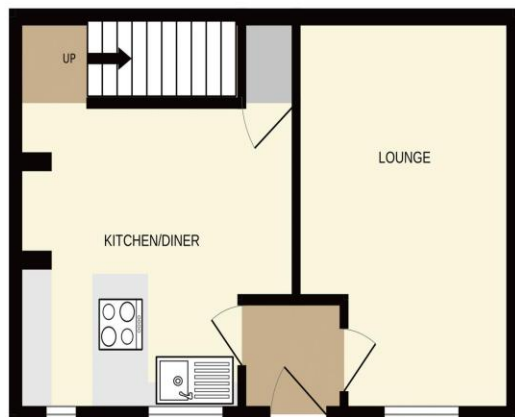
AGENTS NOTE

Hideaway has been upgraded, following electrical works being carried out to meet the current fire regulations for holiday lettings.

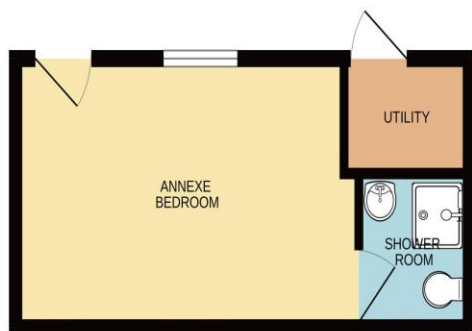


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GROUND FLOOR



1ST FLOOR



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