

3 SALUBRIOUS PLACE

St. Ives, TR26 1HL

Price: £385,000



Salubrious Place, St Ives Tucked away in the very heart of the ever-popular seaside town of St Ives, this delightful two-bedroom end-of-terrace cottage perfectly captures the charm and character that make coastal living so special. Lovingly improved by the current owner, the property offers beautifully presented accommodation arranged over three floors, blending traditional cottage appeal with modern comfort. The accommodation comprises a welcoming lounge on the first floor, a well-appointed kitchen on the lower ground floor, and two comfortable bedrooms together with a stylish shower room on the upper floor, creating a home that is both practical and full of character. One of the cottage's standout features is the enchanting front courtyard – a wonderfully private and sunny space that's ideal for enjoying a morning coffee, alfresco dining, or simply unwinding after a day exploring the beaches, harbour and bustling streets of St Ives. A generous utility shed provides excellent additional storage, a rare and valuable asset in such a central location. Whether you're searching for a charming permanent home, a coastal retreat or a potential successful holiday let, this hidden gem offers an exceptional opportunity to own a slice of one of Cornwall's most sought-after destinations. Early viewing is highly recommended to fully appreciate all this wonderful cottage has to offer.





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Stable style front door into

ENTRANCE HALL

Stairs down to the kitchen and door into

LOUNGE

What a lovely characterful room with we believe the original exposed wood floorboards, exposed granite wall, beamed ceiling, recess fireplace with log burner inset, ample power points, electric wall heater, stairs to first floor with cupboard under, double glazed sash window to the front overlooking the front courtyard, TV points, small window to the rear

Lower ground floor

KITCHEN

Another lovely characterful room with beamed ceilings, exposed granite wall with recess and log burner inset, recently fitted range of base level units with oak worktop surfaces over,

composite sink unit and drainer with taps over, integrated dishwasher, space for under counter fridge / freezer, space for electric oven, recess with high level window which opens on a pulley system, ample power points and electric wall heater

FIRST FLOOR LANDING

Doors to shower room, Bedroom One and Bedroom Two

SHOWER ROOM

Natural wood floorboards, large walk in shower cubicle with electric shower inset, heated towel rail, close coupled WC, frosted UPVC double glazed window to the front, wash hand basin

BEDROOM ONE

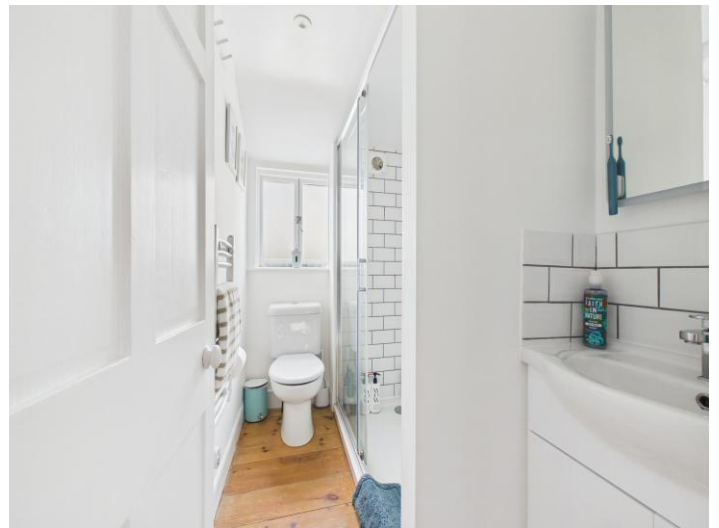
2 double glazed sash windows to the front overlooking the front courtyard and seating area, fitted bespoke king sized bed base with storage under, electric panel wall heater, power points, TV point, part exposed rafters with storage above, wood panel wall

BEDROOM TWO

Double glazed sash window to the rear with really interesting views over the rooftops to the sea, recess with storage, power points, electric panel wall heater

OUTSIDE

One of the redeeming features of this great and cosy cottage is the courtyard. The current vendor has really made this a super useable space to sit and use. Ideal for seating and alfresco dining. There is a large storage and utility shed with power points and plumbing for washing machine with space also for a dryer. There is also a water tap with possibility for external shower



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