



ROHRS & ROWE

Courtyard Cottage  
Street An Pol  
St Ives  
TR26 2DS

- Grade II Listed traditional cottage
- Living room with bow window
- Kitchen / dining room
- Principal bedroom with built-in storage
- Guest bedroom overlooking courtyard
- Family bathroom
- Courtyard with hot tub
- Storage barn with potential
- Successful holiday let
- 200m from the waterfront
- EPC E
- Council Tax Band F

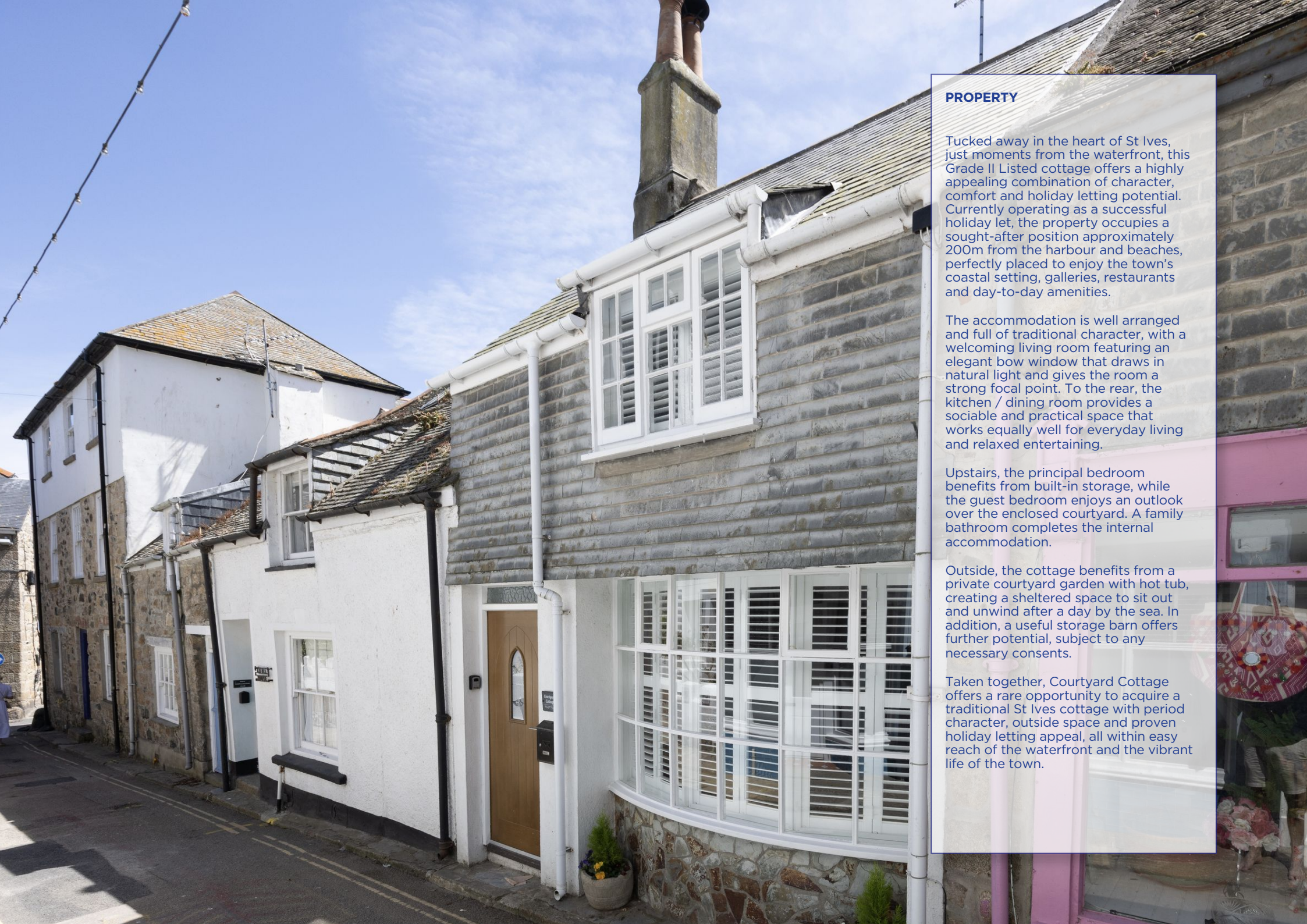


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A CHARMING GRADE II LISTED 2 BEDROOM COTTAGE, SET IN A PEACEFUL STREET CIRCA 200M FROM THE WATERFRONT





## PROPERTY

Tucked away in the heart of St Ives, just moments from the waterfront, this Grade II Listed cottage offers a highly appealing combination of character, comfort and holiday letting potential. Currently operating as a successful holiday let, the property occupies a sought-after position approximately 200m from the harbour and beaches, perfectly placed to enjoy the town's coastal setting, galleries, restaurants and day-to-day amenities.

The accommodation is well arranged and full of traditional character, with a welcoming living room featuring an elegant bow window that draws in natural light and gives the room a strong focal point. To the rear, the kitchen / dining room provides a sociable and practical space that works equally well for everyday living and relaxed entertaining.

Upstairs, the principal bedroom benefits from built-in storage, while the guest bedroom enjoys an outlook over the enclosed courtyard. A family bathroom completes the internal accommodation.

Outside, the cottage benefits from a private courtyard garden with hot tub, creating a sheltered space to sit out and unwind after a day by the sea. In addition, a useful storage barn offers further potential, subject to any necessary consents.

Taken together, Courtyard Cottage offers a rare opportunity to acquire a traditional St Ives cottage with period character, outside space and proven holiday letting appeal, all within easy reach of the waterfront and the vibrant life of the town.



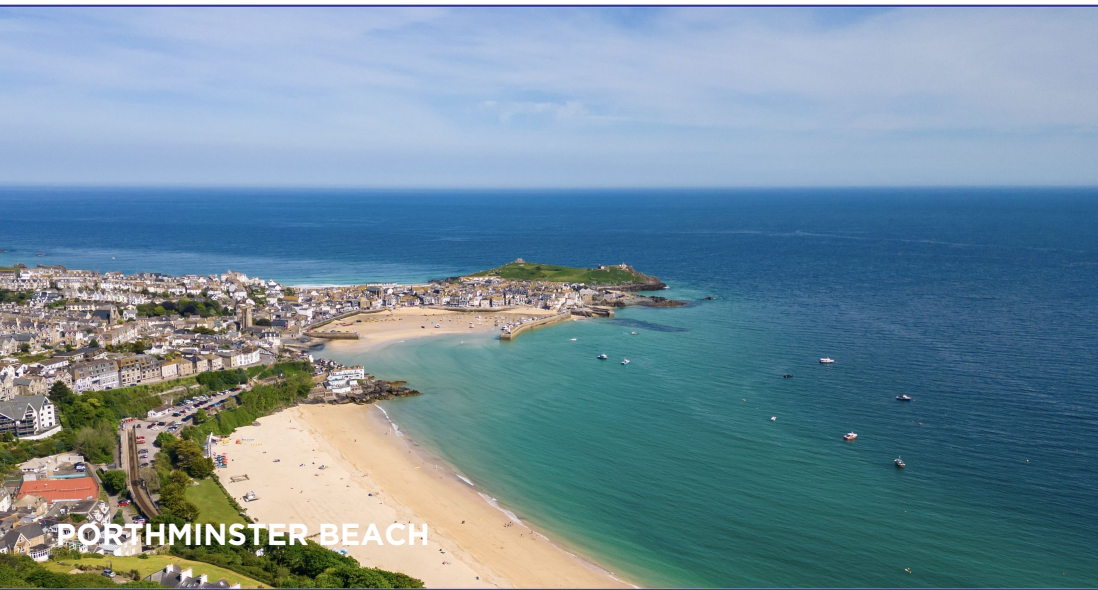




**CARBIS BAY**



**LELANT**



**PORTHMINSTER BEACH**



**SENNEN COVE**

#### **LOCATION**

St Ives is one of Cornwall's most captivating coastal towns, celebrated for its stunning natural beauty, rich cultural heritage, and welcoming atmosphere. Nestled on the rugged Cornish coastline, it boasts golden sandy beaches, crystal-clear waters, and spectacular sea views that attract visitors throughout the year. The picturesque harbour remains at the heart of the town, where fishing boats bob gently alongside waterfront cafés and restaurants serving fresh local seafood. St Ives is also renowned for its thriving arts community, inspired by the town's unique light and scenery, with attractions such as Tate St Ives and numerous independent galleries showcasing local talent. Its narrow cobbled streets are lined with charming boutiques, artisan shops, and traditional pubs, creating a vibrant yet relaxed character. Whether exploring coastal paths, enjoying water-sports, discovering local art, or simply watching a breathtaking sunset, St Ives offers an unforgettable blend of charm, culture, and seaside tranquillity.

#### **DISTANCES**

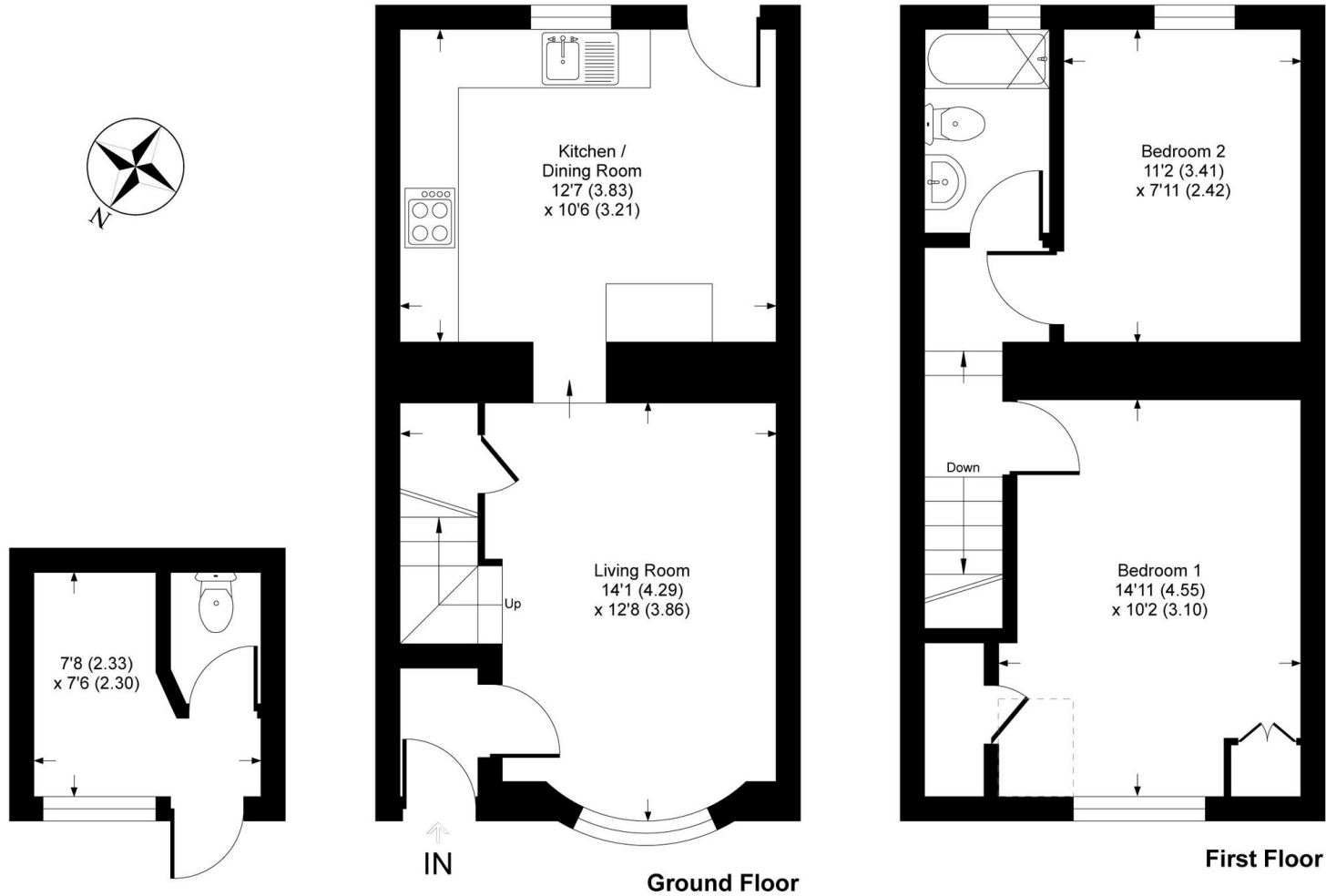
St. Ives Harbour: 0.1 Miles • Porthminster Beach: 0.5 Miles • Carbis Bay Beach: 2 Miles • Penzance: 8.5 Miles • Falmouth: 25 Miles • Truro: 24 Miles • Newquay Airport: 39 Miles





# Courtyard Cottage

Approximate Gross Internal Area = 57.7 sq m / 622 sq ft  
Approximate Outbuilding Internal Area = 5.2 sq m / 56 sq ft  
Approximate Total Internal Area = 62.9 sq m / 678 sq ft  
(excludes restricted head height)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Devon Property Photography for Rohrs & Rowe



**Services:** Mains water, electricity & drainage. Electric heating.

**Directions:** What3words: ///limit.bends.rejoin

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