5 VIRGIN STREET

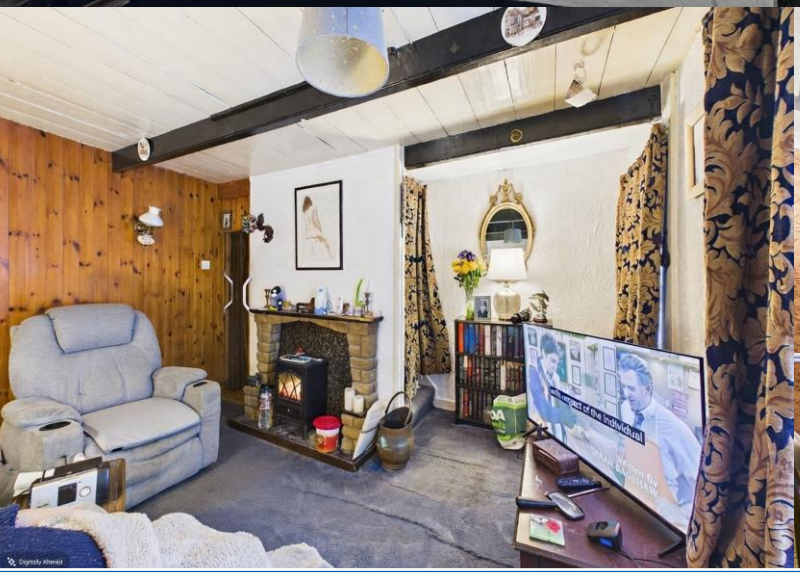
St. Ives, TR26 1HP

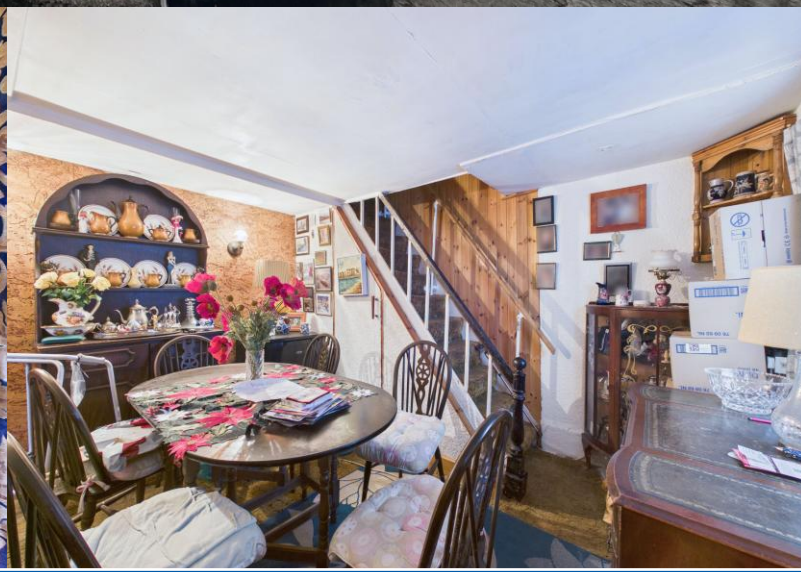
Price: £270,000 - Guide

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Coming to the market for the first time in many, many years, this charming two bedroom cottage is tucked away in the heart of the ever-popular Downalong area of St Ives, just off The Digey and Fore Street, with the beautiful harbour, beaches, shops and restaurants all just a short stroll away. Arranged over three floors, the cottage offers surprisingly versatile accommodation, including a separate dining room, kitchen, first floor lounge, study and shower room, with two bedrooms occupying the top floor. The second bedroom also enjoys lovely views towards Smeaton's Pier and along the coastline. Whilst the property would now benefit from a programme of modernisation and updating, it retains plenty of character and offers a wonderful opportunity for someone looking to create their own little home in one of the most sought-after parts of St Ives. With its superb location, interesting layout and obvious potential, this is a property that we feel is well worth a closer look.









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Stable door into dining room with further stairs to the front rising to another front door into the lounge

DINING ROOM

Accessed via a traditional stable-style front door, the dining room provides a welcoming entrance into the cottage. Window to the front, fireplace with inset electric fire, power points and staircase rising to the first floor with useful understairs storage cupboard. Door leading through to the kitchen.

KITCHEN

Fitted with a range of base-level kitchen units, incorporating a four-ring electric hob, double oven and grill, and stainless steel sink unit. Plumbing and space for a washing machine, small pantry cupboard and water heater. Window to the side.

FIRST FLOOR

LOUNGE

A lovely little sitting room with two windows to the front providing natural light. Characterful beamed ceiling, night storage heater, power points and staircase rising to the second floor. Door leading through to the study.

STUDY / OFFICE

A useful additional room, ideal as a home office, reading room or occasional workspace. Featuring a beamed ceiling, windows to the side, power points and pine-clad ceiling. Door leading to the shower room.

SHOWER ROOM

Fitted with a shower cubicle incorporating an electric shower, close-coupled WC and wash hand basin. Heated towel rail and window to the rear.

SECOND FLOOR

BEDROOM

A good-sized bedroom enjoying a dual aspect with windows to both the front and rear. Built-in wardrobes providing hanging space and shelving, night storage heater and power points.

BEDROOM TWO

A charming second bedroom with a window to the rear enjoying beautiful views across the rooftops towards Smeaton's Pier and the coastline beyond. Additional window to the side, night storage heater and power points.

AGENTS COMMENTS

Properties in this particular part of Downalong are always interesting, and 5 Virgin Street is certainly no exception. Having been in the same ownership for many years, the cottage now offers its next owner the chance to bring it up to date and make the most of its character, accommodation and fantastic position. With the harbour, Porthmeor Beach, Porthgwidden Beach and the town's many amenities all within easy walking distance, the location really does speak for itself. A great opportunity to acquire a traditional St Ives cottage with plenty of potential in a wonderful central location.

KEY POINTS

* Charming two bedroom cottage in the heart of Downalong * First time on the market for many years * Just off The Digey and Fore Street * Arranged over three floors * Separate dining room and first floor lounge * Additional study / office * Lovely views towards Smeaton's Pier and the coastline from top floor * Character features including beamed ceilings * Would benefit from modernisation and updating * Superb location close to the harbour and beaches * Excellent opportunity to create a lovely St Ives home

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: Survey Instructed ## The building Mid-terrace house, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Heating: Room heaters only Heating features: Night storage Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good outdoor, Vodafone good outdoor, Three good outdoor, EE good outdoor Parking: None Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building In In the ST IVES conservation area (per planning.data.gov.uk; confirm via the local authority search). No tree preservation order Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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