

WALLIS COTTAGE, 3 BACK ROAD WEST

St. Ives, TR26 1NE

Price: £300,000



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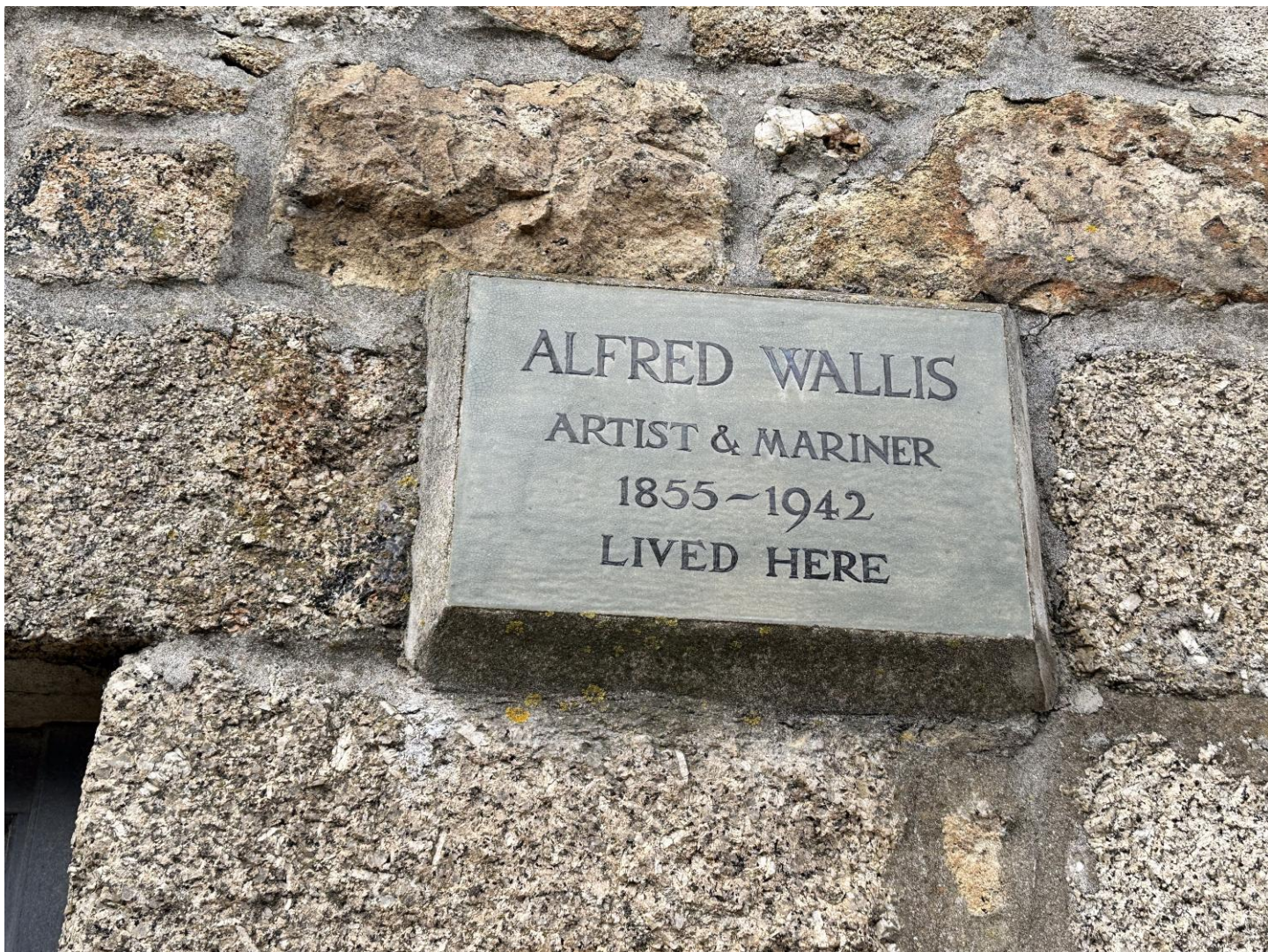
Just steps away from the famous Porthmeor Beach, this delightful 1 bedroom Grade II listed property holds a special place in history as the former abode of the renowned artist and fisherman Alfred Wallis. This characterful gem is not only a timeless beauty but also a thriving holiday let that promises a memorable stay. Nestled in the heart of St Ives, this cosy cottage must really be viewed. With large living room / kitchen on the first floor offering beamed ceilings and tiled flooring and large 1 bedroom with an en-suite shower room on the first floor. Call now to organise your viewing which will be subject to lettings.



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Wood front door leading into

LIVING ROOM / KITCHEN 14' 1" x 15' 9" (4.3m x 4.8m)

Super characterful and cosy room with Travertine tiled flooring, beamed ceiling, sash window to the front with window seat, ample power points, radiator, stairs to first floor with storage under, fireplace. Kitchen comprises an range of base and eye level units with granite worktop surfaces over, 4 ring electric hob, extractor fan and electric oven under and built in microwave, 2 circular stainless steel sink units with taps over, integrated fridge, power points

FIRST FLOOR

Landing with storage cupboard and door to

BEDROOM 11' 2" x 12' 2" (3.4m x 3.7m)

Lovely sized room with sash window to the front with window seat, radiator, power points, TV point, cast fireplace, built in wardrobe, door to

SHOWER ROOM

Walk in shower cubicle with electric shower inset, wash hand basin with storage under, close coupled WC, built in cupboard housing the gas boiler, access to loft space

EPC

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TENURE

Freehold

COUNCIL TAX

Exempt - SBRR

AGENTS NOTE

The property is Grade II listed and as such any works carried out on the property will need listed planning consent. It is also located in a conservation area.

FLOOD RISK

Surface water - Very Low Seas and River - Very Low

SERVICES

Mains metered water, mains drainage, mains electricity, mains gas which also fires the central heating system. Broadband also currently connected

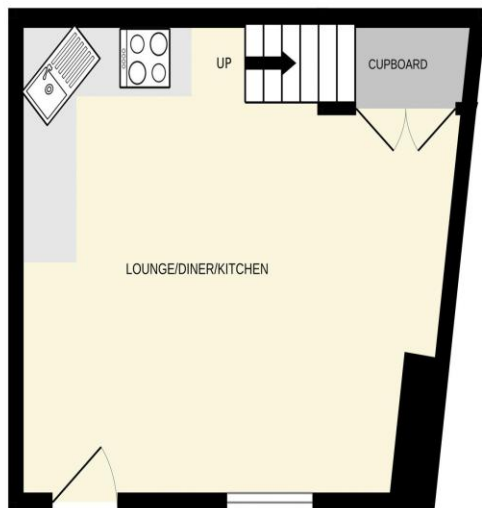
CONSTRUCTION

Granite with traditional slate tiled roof

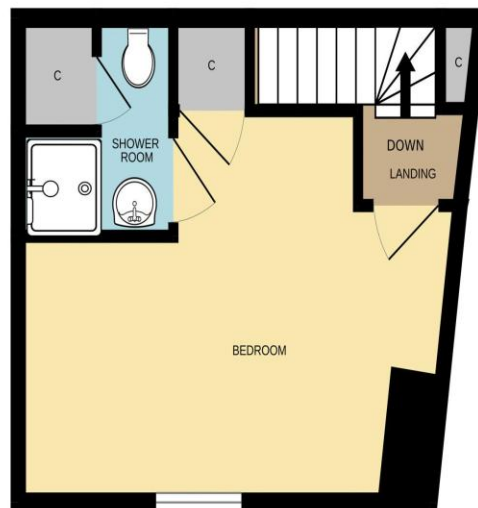


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GROUND FLOOR



1ST FLOOR



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