

6 MOUNT PLEASANT

St. Ives, TR26 1JW

Price: £350,000



**CROSS
ESTATES**

www.crossestates.co.uk

A beautifully presented and exceptionally well-maintained two double bedroom cottage, ideally positioned within easy reach of the harbour, beaches and town centre of St Ives. Offering bright, stylish accommodation, a separate dining room and enclosed courtyard, this charming property has an outstanding track record as a highly successful holiday let. A superb opportunity as a permanent home, coastal retreat or established holiday letting investment.



Tel: 01736 793939

Email: sales@crossestates.co.uk

www.crossestates.co.uk



6 MOUNT PLEASANT, St. Ives, TR26 1JW

DESCRIPTION

A superbly presented and beautifully maintained two double bedroom cottage, situated in a highly desirable location within the ever-popular coastal town of St Ives. This delightful home offers bright, comfortable and stylish accommodation throughout, with a welcoming lounge, separate dining room, well-equipped kitchen and an enclosed courtyard, providing a lovely space to relax and unwind. The property has been exceptionally well cared for and is currently operating as a highly successful and well-established holiday let, making it an exciting opportunity for those looking for a ready-made holiday letting investment or simply a wonderful coastal retreat. Perfectly positioned for enjoying everything St Ives has to offer, the cottage is within easy reach of the town's beautiful beaches, picturesque harbour, independent shops and excellent restaurants. Step outside and enjoy lovely glimpses towards Godrevy as you make your way into town. A truly charming St Ives cottage, combining character, comfort and an excellent

location. An ideal permanent home, coastal getaway or proven holiday letting opportunity.

Stable style front door into

Small entrance vestibule with cloak hanging space and glass blocks part wall.

LOUNGE 13' 5" x 10' 2" (4.1m x 3.1m)

Very attractive and light room with tiled flooring throughout, beamed ceiling, double glazed sash window to the front, fireplace recess, radiator, power points, TV point

DINING ROOM 9' 10" x 8' 10" (3m x 2.7m)

Continuation of the tiled floor, beamed ceiling, radiator, ample power points, 2 cupboards under the stairs, one with power and plumbing for washing machine, double glazed doors opening out to the enclosed rear courtyard, stairs to first floor

KITCHEN 6' 11" x 5' 7" (2.1m x 1.7m)

Frosted double glazed window to the rear courtyard, range of eye and base level units, 2 stainless steel circular sink units with taps over, 4 ring electric hob with electric oven under and extractor fan / hood over, space for slimline dishwasher. tiled splashback, power points

FIRST FLOOR LANDING

Access to large loft space, ideal for storage, doors to

BATHROOM

UPVC double glazed window to the side, panelled bath, pedestal wash hand basin, walk in shower cubicle with mains connected shower inset, heated towel rail

BEDROOM TWO 7' 7" x 10' 2" (2.3m x 3.1m)

UPVC double glazed window to the rear, radiator, power points

BEDROOM ONE 13' 5" x 10' 2" (4.1m x 3.1m)

2 UPVC double glazed windows to the front giving this room a super degree of light, built in wardrobe housing hanging space, radiator, power points.

OUTSIDE

Enclosed courtyard, outside water tap

SERVICES

Mains metered water, mains gas, mains drainage

TENURE

Freehold

EPC

TBC

COUNCIL TAX

Currently exempt - SBRR

FLOOD RISK

Rivers and Sea - Very low Risk Surface Water - Very Low Risk

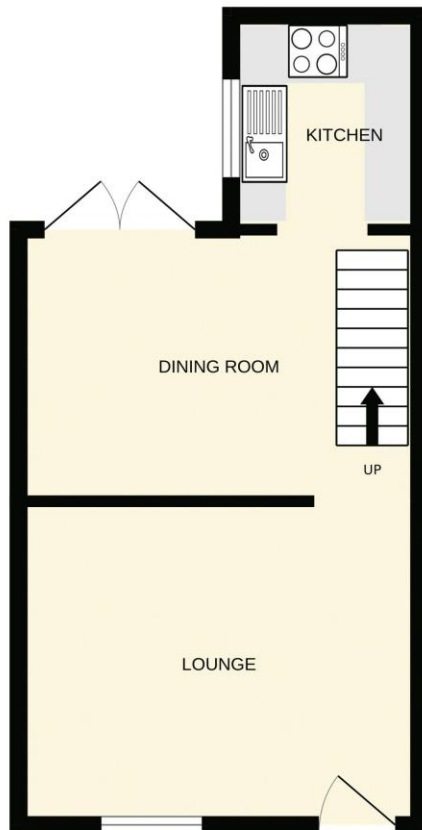
AGENTS NOTE

Currently being used as holiday let with advance bookings for this year

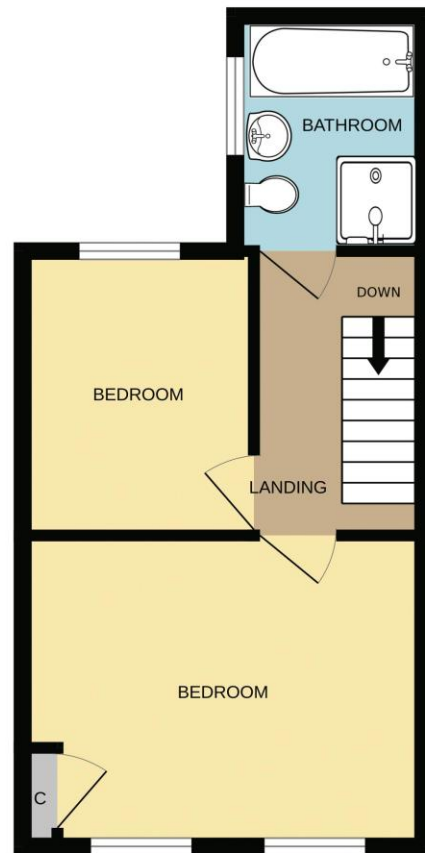


6 MOUNT PLEASANT, St. Ives, TR26 1JW

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry
team
PROPERTY SHARING EXPERTS



C475 Printed by Ravensworth 01670 706868