

HORSESHOE COTTAGE

Towednack, St. Ives, TR26 3BB

Price: £450,000



Tucked away in a truly enviable rural setting, but still only a 30 minute walk and a 5 minute drive down to St Ives this charming three bedroom semi-detached character cottage offers the perfect blend of peace, scenery and coastal living. Enjoy breath-taking far-reaching countryside views stretching down towards the sea, creating a wonderful sense of space and tranquillity. Ideally positioned on the outskirts of St Ives, the property provides the best of both worlds—easy access to the vibrant coastal town with its renowned beaches, galleries and restaurants, while also offering a gateway to the unspoilt beauty of West Cornwall, including nearby Halsetown and Zennor. Inside, the cottage is beautifully bright and inviting, having been thoughtfully renovated and enhanced by the current owners to create a warm and welcoming home full of character. Outside, the lifestyle appeal continues with generous, well-maintained gardens—perfect for relaxing, entertaining or simply soaking up the surroundings—along with the added convenience of private parking for two vehicles. A truly special home in an exceptional setting that would make a super home for someone or possibly a fantastic holiday property





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LOCATION

Set along Towednack Road, this property enjoys a peaceful rural setting while remaining conveniently close to the vibrant coastal town of St Ives - just a 30 minute walk or a short 5 minute drive away. Perfectly positioned for exploring the very best of West Cornwall, the location offers both tranquillity and accessibility in equal measure. Surrounded by the beautiful and dramatic rugged countryside, this super property benefits from a serene atmosphere. St Ives itself is a thriving and highly sought after coastal town, renowned for its charming streets, golden sandy beaches, bustling harbour and excellent selection of galleries, restaurants and independent shops making it an ideal setting for a permanent home or holiday retreat.

KITCHEN / BREAKFAST ROOM

Accessed via a stable door to the front, the kitchen offers ample base level units with worktops over, super bright and light room, unusual for a cottage, stairs rise to the first floor, with a door opening out to the lounge and door into the dining room

ACCOMMODATION

The dining room offers two windows to the rear and door to the utility porch with doors out to the gardens

ACCOMMODATION

The lounge is spacious and offers a cosy atmosphere with inglenook fireplace with log burner inset and two windows to the front, beamed ceilings offer the character and charm.

ACCOMMODATION

Up onto the first floor there are two double bedrooms along with a third smaller bedroom and large modern family bathroom with walk in shower, bath and WC. There are super rural views from the two double bedrooms.

OUTSIDE

The outside space here is a real delight. There is off road parking to the front for two vehicles and a lovely front garden with generous gardens offering fruit trees with plenty of further room for growing or just enjoying and relaxing

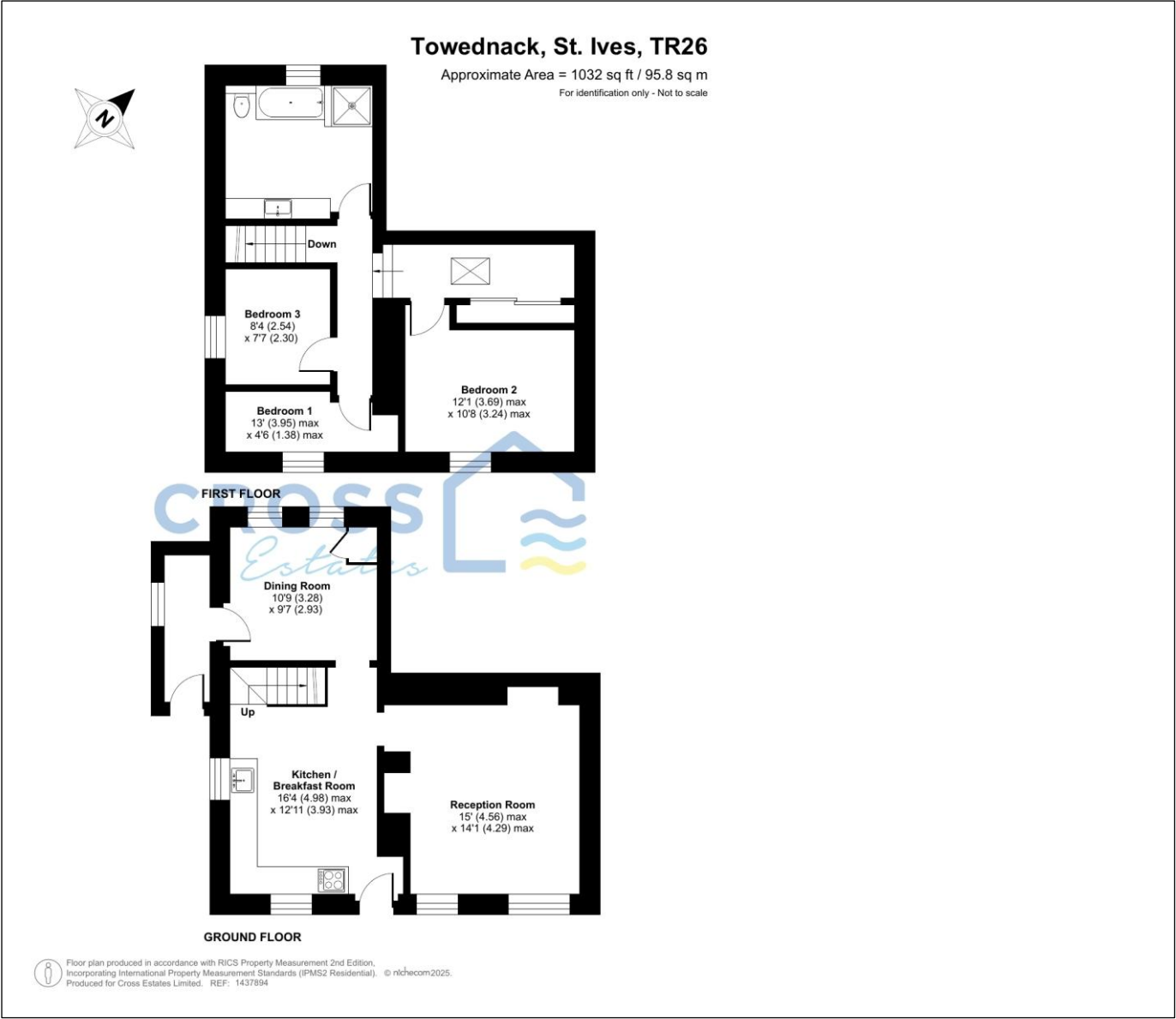
MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: D ## The building Semi-detached house, standard construction Accessibility adaptations: None ## Services Mains electricity No mains water Foul drainage: Septic tank No mains surface water drainage Oil central heating Heating features: Wood burner Broadband: ADSL copper wire Mobile coverage: O2 great, Vodafone good, Three good, EE good Parking: Off Street Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building In Conservation area 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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