

2 BETHESDA PLACE

St. Ives, TR26 1PA

Price: £390,000



A superb, stylish and truly unique two-bedroom, three story cottage, perfectly positioned in the heart of the highly sought-after Downalong area of St Ives, just moments from the picturesque harbour, beaches, galleries and restaurants. Beautifully presented throughout, this charming property seamlessly blends character features with contemporary beach styling, creating a welcoming and memorable coastal retreat. Currently operating as a highly good holiday let, the cottage offers an excellent opportunity for those seeking a lifestyle investment, second home or permanent residence in one of Cornwall's most desirable locations. An internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





2 BETHESDA PLACE, St. Ives, TR26 1PA

THE PROPERTY

A superb, stylish and truly unique two-bedroom cottage set over three floors and ideally positioned in the heart of the highly sought-after Downalong area of St Ives, just a few steps from the picturesque harbour, beautiful beaches, independent shops, galleries and renowned restaurants. Beautifully presented throughout, this deceptively spacious property offers an abundance of charm and character, combined with thoughtful design and contemporary coastal styling. The accommodation is arranged over three floors, creating a wonderful sense of space and versatility, whilst retaining the cosy and welcoming feel expected of a traditional St Ives cottage. The property boasts a wealth of attractive features, including characterful wood-planked walls, elegant parquet flooring and an abundance of surprisingly generous storage solutions throughout. These carefully considered details combine to create a home full of warmth, personality and practicality. Outside, a delightful front courtyard provides a charming space to sit and enjoy a morning coffee or evening drink after a day spent exploring the harbour and surrounding coastline. Such outside space is a rare and

highly desirable feature within this historic quarter of St Ives. Currently operating as a successful holiday let, the property presents an exciting opportunity for those seeking an established investment, a coastal second home or a permanent residence in one of Cornwall's most iconic seaside locations. .

LOCATION

Nestled in the very heart of the historic Downalong quarter of St Ives, this charming property enjoys an enviable position just moments from the town's world-renowned harbour and the iconic Bethesda Hill, one of the most photographed and painted streets in Cornwall. Steeped in character and surrounded by the narrow cobbled lanes that make Downalong so special, the cottage is perfectly placed to enjoy everything this vibrant coastal town has to offer. Within a short stroll are St Ives' beautiful sandy beaches, independent boutiques, galleries, cafés, restaurants and everyday amenities, whilst the picturesque harbour provides a stunning backdrop throughout the year. Whether enjoying the town's rich artistic heritage, exploring the

South West Coast Path or simply relaxing by the sea, this exceptional location offers the very best of coastal living in one of Cornwall's most sought-after destinations.

ACCOMMODATION

The property is entered via a charming front door featuring a distinctive porthole window, opening directly into a welcoming kitchen. This well-equipped space offers ample worktop preparation areas, a traditional Belfast sink with routed drainer, four-ring electric hob with extractor hood over, electric oven beneath, and space for an under-counter fridge. Attractive wood-panelled walls add warmth and character, while windows to both the front and side elevations provide excellent natural light. A useful built-in cupboard houses the boiler and offers additional storage.

ACCOMMODATION

Leading through from the kitchen is a surprisingly spacious and light-filled living room. This inviting room features attractive parquet flooring and a large side window that floods the space with natural light. A feature fireplace with inset log burner, stone surround and slate hearth creates a wonderful focal point, making the room particularly cosy during the cooler months. There is ample space for furnishings, wall-mounted television, and further useful storage beneath the staircase.

ACCOMMODATION

The first-floor landing continues the property's coastal-inspired styling with beach-house timber panelling, recessed shelving and useful built-in storage. Also on this floor is a contemporary shower room fitted with a walk-in shower cubicle, wash hand basin with storage beneath, close-coupled WC, heated towel rail and part-tiled walls. A front-facing window provides natural ventilation and light.

ACCOMMODATION



Bedroom Two is a delightful and highly individual room featuring bespoke built-in bunk beds, beach-style wood-panelled walls, fitted wardrobe, space for a wall-mounted television and a side-facing window.

ACCOMMODATION

Occupying the entire second floor is the impressive principal bedroom. Characterful wood-panelled walls and a high ceiling create a wonderful sense of space, while windows to the side and a further high-level window allow natural light to pour in. The room also benefits from built-in wardrobe storage and ample power points.

OUTSIDE

The property enjoys a charming enclosed courtyard, providing a sheltered space ideal for outdoor seating, dining or simply relaxing after a day by the coast, while an external shower offers convenience when returning from the beach

MATERIAL INFORMATION

*Verified Material Information *Costs and tenure Tenure: Freehold Council tax band: Not banded EPC rating: D *The building End-terrace house, standard construction *Accessibility adaptations: None *Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone good, Three ok, EE good 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 All information is provided without warranty. Registry data © Crown copyright and database right 2021.



2 BETHESDA PLACE, St. Ives, TR26 1PA



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

The Property Ombudsman SALES

OFT Approved code

NAEA
National Association of Estate Agents

C475 Printed by Ravensworth 01670 706868