60 FORE STREET

St. Ives, TR26 1HW

Price: £270.000 - Guide

CROSS ESTATES
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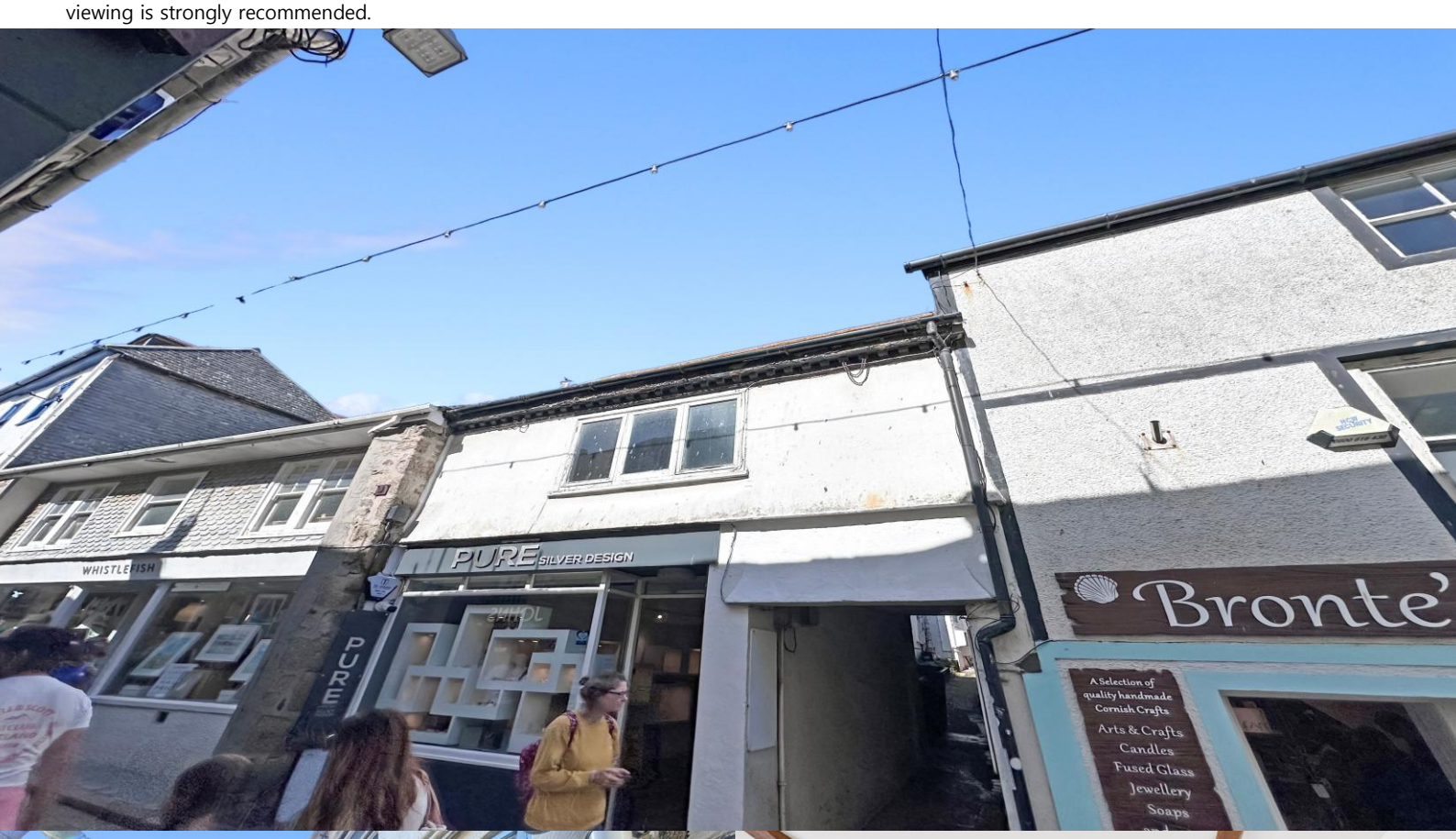
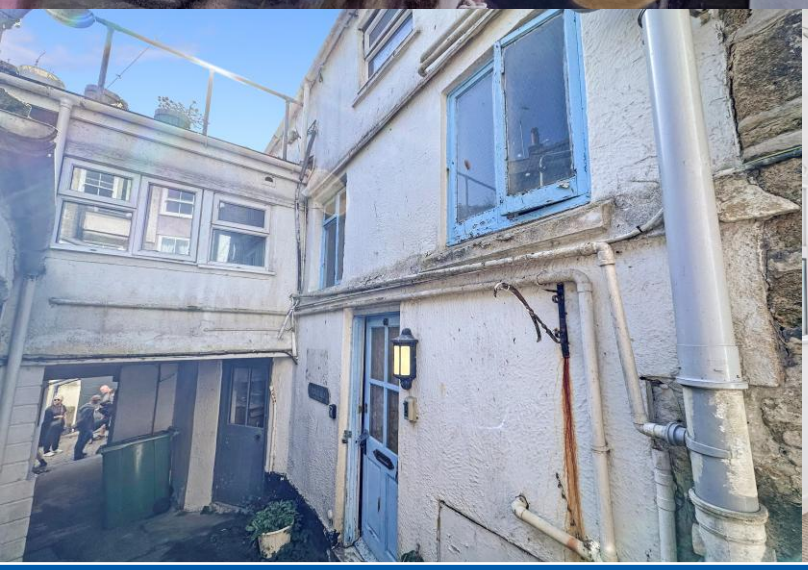
MODERN METHOD OF AUCTION – SUBSTANTIAL FIVE-BEDROOM PROPERTY WITH HUGE POTENTIAL IN THE HEART OF ST IVES A rare opportunity to acquire an exceptionally spacious Grade II Listed property, tucked away just off Fore Street in the very heart of St Ives. Formerly trading as the Poldhu Guest House, the property offers an impressive amount of accommodation arranged over two floors and represents a fantastic refurbishment opportunity with enormous potential. With five bedrooms and five bath/shower rooms, the sheer size and versatility of the accommodation really sets this property apart. The first floor provides two en-suite bedrooms, a kitchen, generous living room and further bathroom, while the second floor offers three additional bedrooms, two of which are en-suite, together with a separate shower room. Adding further interest is a roof terrace accessed from one of the upper-floor bedrooms, providing another unusual feature for such a centrally located St Ives property. The property now requires refurbishment and updating, but its size, layout and outstanding central location offer exciting possibilities for a purchaser to create something very special, subject of course to any necessary planning and Listed Building consents. Situated only moments from the shops, restaurants, galleries, harbour and beaches for which St Ives is renowned, opportunities offering this amount of accommodation in such a central position are rarely available. Offered with no onward chain and being sold by Modern Method of Auction. Early viewing is strongly recommended.





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ENTRANCE HALL
Stairs from front door up to landing

LANDING
Stairs to the 2nd floor, power points, window to the side, doors to

KITCHEN 10' 10'' x 8' 11'' (3.31m x 2.73m)
Window to the rear, range of eye and base level units, stainless steel sink unit and drainer with taps over, power points, built in cupboard / larder, plumbing for washing machine, space for electric cooker

SHOWER ROOM 8' 8'' x 7' 2'' (2.65m x 2.18m)
Window to the side, close coupled WC, walk in shower cubicle with electric shower inset, part tiled walls, wall mounted wash hand basin

BEDROOM 11' 4'' x 8' 6'' (3.45m x 2.59m)
Window to the rear, ample power points, door to En-Suite with window to the side, close coupled WC, wall mounted wash hand basin, walk in shower cubicle with mains connected shower inset

LIVING ROOM 16' 10'' x 12' 10'' (5.13m x 3.91m)
Window to the front overlooking Fore Street, fireplace with gas fire onset (not tested), power points

BEDROOM 8' 9'' x 10' 4'' (2.67m x 3.15m)
Window to the rear, power points, TV point, door to en-suite with shower cubicle with mains connected shower inset, pedestal wash hand basin, close coupled WC

2ND FLOOR LANDING
Window to the side, doors to

BEDROOM 13' 0'' x 8' 2'' (3.96m x 2.48m)
Window to the front that opens up to access to the rear roof top terrace, power points, part pitched ceiling

SHOWER ROOM 8' 1'' x 5' 5'' (2.46m x 1.66m)
Velux window to the side, walk in shower cubicle with mains connected shower inset, wash hand basin, close coupled WC, airing cupboard.

BEDROOM 10' 5'' x 11' 0'' (3.18m x 3.35m)
Velux window and further low level window to the rear, power points, door to en-suite with walk in shower cubicle and mains connected shower inset, corner pedestal wash hand basin, close coupled WC, double glazed window to the rear, part respotch style walls

BEDROOM 10' 7'' x 8' 2'' (3.23m x 2.48m)
UPVC double glazed window to the side, power points, door to en-suite with walk in shower cubicle with mains connected shower inset, corner pedestal wash hand basin, close coupled WC

OUTSIDE
There is a roof terrace with the property that is accessed via the window in one of the upper floor bedrooms, planning permission was granted for this with the planning number W1/84/H/0055 or W1/84/P/0760 There is also a very useful outbuilding with electricity connected

MATERIAL INFORMATION
Verified Material Information Council Tax band: Not banded Tenure: Freehold Property type: Maisonette Property construction: Standard construction Energy Performance rating: G Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: None is installed. Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good Parking: None Building safety issues: No Restrictions - Listed Building: Grade 2 Restrictions - Conservation Area: Grade 2 listed Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: Yes Planning permission issues: No Accessibility and adaptations: None Coal mining area: No 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.

AUCTIONEERS COMMENTS
This property is for sale by the Modern Method of Auction meaning the buyer and seller are to complete within 56 days (the reservation period). Interested parties personal data will be shared with the auctioneer (Iamsold) If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VATY for this pack which you must view before bidding. The buyer signs a reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the

service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional

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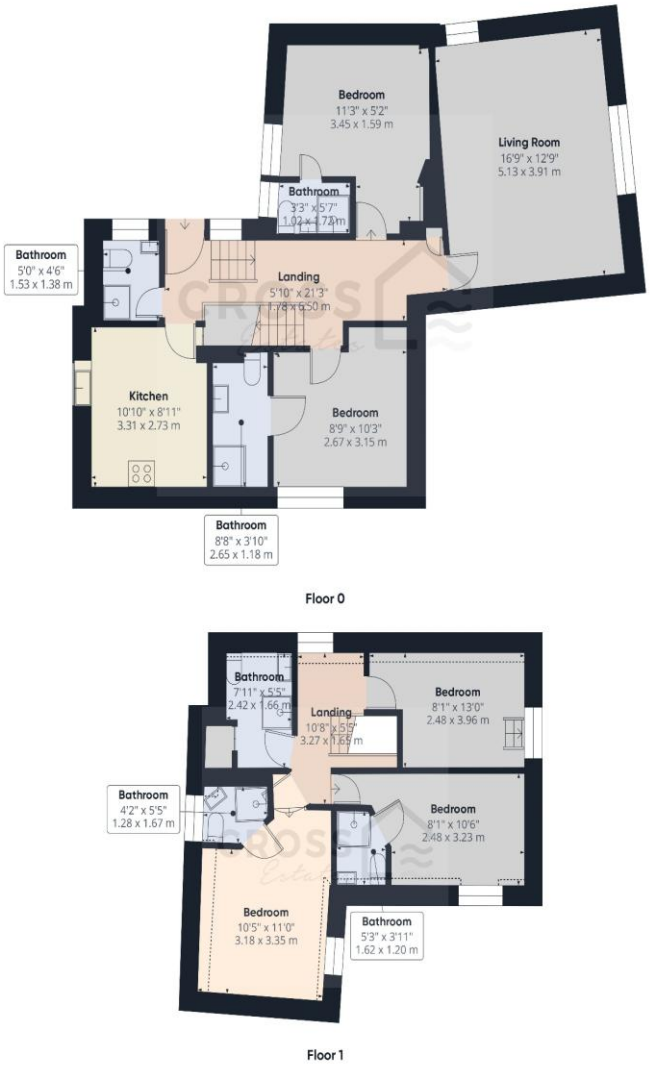

Approximate total area(1)

1207 ft²

112.3 m²

Reduced headroom

35 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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