

# 8 MOUNT ZION

St. Ives, TR26 1PZ

Price: £585,000



Charming Harbour-Side Cottage in the Heart of St Ives nestled within the sought-after Mount Zion area, just moments from the picturesque and world-famous St Ives Harbour, this beautifully presented historic fisherman's cottage offers a rare opportunity to own a truly special coastal home. Brimming with character and timeless charm, the property combines traditional features with versatile modern living. Exposed beams, an inviting open fireplace, and thoughtfully maintained interiors create a warm and welcoming atmosphere throughout. Currently operating as a highly successful holiday let, it has also been cherished as a comfortable family home during the quieter winter months. Arranged over three spacious floors, the cottage offers three generous double bedrooms. The entrance level comprises two bedrooms and a family bathroom, while the lower ground floor features a substantial double bedroom with seating area and a remarkable en-suite bathroom, uniquely designed around a striking natural Blue Elvan rock formation incorporated into the shower. This level also presents exciting potential for a self-contained guest suite or independent living space. The second floor reveals a stunning open-plan living area filled with natural light and character, creating the perfect space for relaxing or entertaining. French doors lead out to a delightful private courtyard garden, where you can unwind and enjoy enchanting views stretching down towards the harbour. Whether you are searching for a dream coastal retreat, a profitable holiday investment, or a distinctive home full of history and charm, this exceptional property delivers on every level. Early viewing is highly recommended to fully appreciate the unique character, flexibility, and breathtaking location of this remarkable St Ives cottage.





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### LOCATION

**The St Ives Lifestyle** Owning a home just moments from St Ives Harbour is about so much more than the property itself—it's about embracing one of Cornwall's most desirable coastal lifestyles. Imagine starting your day with a stroll along the harbour front, watching fishing boats return with their daily catch and enjoying a coffee overlooking the sparkling waters of St Ives Bay. From your doorstep, a wonderful selection of independent boutiques, art galleries, cafés, restaurants and traditional pubs are all within easy walking distance. The town is renowned for its vibrant arts scene, stunning beaches and world-class surfing, with Porthmeor, Porthminster and Harbour Beach all close by. The internationally acclaimed Tate St Ives and the Barbara Hepworth Museum provide year-round cultural attractions, while coastal paths offer breathtaking walks with panoramic sea views. Whether enjoying fresh seafood on the waterfront, browsing local galleries, sailing from the harbour, or simply relaxing on the golden sands, life in St Ives offers a unique balance of tranquillity and vibrancy. This exceptional location combines the charm of a traditional Cornish fishing

town with the convenience of excellent amenities, making it an ideal permanent residence, holiday retreat or investment opportunity. Few places offer such an enviable blend of natural beauty, cultural heritage and coastal living, making St Ives one of the UK's most sought-after destinations.

### FRONT DOOR INTO

### ENTRANCE HALLWAY

Radiator, stairs up to living room and stairs down to Bedroom One, further doors to

### BEDROOM TWO

Sash window to the front, radiator, beamed ceiling, power points

### BEDROOM THREE

Sash window to the rear, radiator, beamed ceiling, power points

### BATHROOM

Small sash window to the rear, part tiled walls, panelled bath with mains connected shower, wash hand basin, heated towel rail, close coupled WC

## LOWER GROUND FLOOR

Stairs down from the hallway

## BEDROOM ONE

Superb room, great size, beamed ceiling, storage under the stairs, door to the rear, seating area, ample power points, further storage area, exposed granite walls, door to

## EN-SUITE

Unique and great size en-suite with a large walk in shower cubicle with mains connected shower built around a large piece of Blue Elvin rock, wall mounted wash hand basin, close coupled WC, beamed ceiling, exposed granite wall

From the entrance hallway stairs rising to the first floor and the living room

## LIVING ROOM

Super room, full of light with sash window to the front, two smaller windows to the rear and stable door to the side opening out to access to the rear courtyard garden. Open beamed ceiling and eaves with pitched roof, wood flooring. Kitchen comprises a range of cottage style base level units with oak worktop surfaces over, space and plumbing for dishwasher and space for fridge, 4 ring gas hob and electric oven under, butler sink unit with mixer taps over, power points, space for dining table and chairs. Lounge area offers the continuation of the wood flooring

## OUTSIDE

The cottage is access via Mount Zion, along the harbour front, through a small passageway and up some steps to a row of

cottages. To the rear of the rear of the cottage is a small courtyard garden area with enough room for a table and chairs. There are some lovely views from this area through the cottages down to the harbour

## MATERIAL INFORMATION

Verified Material Information Asking price: Offers in region of £585,000 Council tax band: C Council tax annual charge: £2082.25 a year (£173.52 a month) Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: St Ives Conservation area. You will have to contact the council if you want change windows, roof etc. Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: No Coastal erosion risk: Yes Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: D 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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