

15 WESLEY PLACE

St. Ives, TR26 1SL

Price: £375,000



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SUPERB THREE DOUBLE BEDROOM TOWN COTTAGE – BEAUTIFULLY PRESENTED – SUCCESSFUL HOLIDAY LET Cross Estates are delighted to offer for sale this beautifully presented and deceptively spacious three double bedroom, two bathroom town cottage, ideally situated along Wesley Place, just minutes from the heart of St Ives, its harbour and beautiful beaches. Offering bright and stylish accommodation arranged over three floors, the property benefits from a lovely open-plan living/dining room, modern kitchen, en-suite bedroom, gas central heating and an enclosed rear courtyard. Currently operating as a successful holiday let, this delightful cottage would make a fantastic coastal retreat, investment or permanent home. Early viewing highly recommended!



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ENTRANCE HALLWAY

Entrance into a welcoming hallway with attractive white-painted floorboards, radiator, power points and staircase rising to the first-floor accommodation. Door opening into the living room.

LIVING ROOM

A particularly lovely room, beautifully presented and offering a bright, comfortable and versatile living space. The lounge area features attractive white-painted floorboards, a window to the front with a deep window seat incorporating useful storage beneath, contemporary vertical radiator, television and power points. The dining area provides ample space for a good-sized dining table and chairs, making this a wonderfully sociable room. Further features include a recessed shelving area, contemporary vertical radiator and power points. Double-glazed doors open directly onto the rear courtyard, allowing plenty of natural light into the room and providing a pleasant connection between the internal and external spaces.

KITCHEN

A well-appointed kitchen thoughtfully arranged into two areas, offering an excellent range of storage and preparation space. The main cooking area comprises a range of fitted units with worktop surfaces over, four-ring induction hob with electric oven beneath and extractor fan over. There is also an integrated fridge with freezer compartment. The second kitchen area provides further eye-level and base units with complementary worktop surfaces, composite sink unit, plumbing for a washing machine and an integrated dishwasher. Additional features include an upgraded Worcester gas central heating boiler and a window overlooking the rear courtyard.

FIRST FLOOR LANDING

Stairs rising from the entrance hallway with doors providing access to two double bedrooms and the family bathroom.

BEDROOM

Excellent double bedroom enjoying a window overlooking the rear. The room is attractively finished with white-painted floorboards, feature beadboard wall panelling, radiator and

power points. A bright and comfortable bedroom offering ample space for bedroom furniture.

BEDROOM

A lovely, well-proportioned double bedroom enjoying a window to the front. Beautifully presented with attractive white-painted floorboards, a feature beadboard-panelled wall, radiator and power points. Door leading into the en-suite shower room.

EN-SUITE

Well-appointed with tiled flooring and partially tiled walls. Fitted with a corner shower enclosure housing an electric shower, close-coupled WC and circular wash hand basin inset into a vanity unit. Further features include a heated towel rail and window to the front.

BATHROOM

A beautifully appointed bathroom fitted with a contemporary suite comprising a panelled bath with mains-connected shower over, incorporating both rainfall and detachable shower heads. Further features include an enclosed WC, wall-mounted wash hand basin, heated towel rail and attractive part-tiled walls complemented by decorative wood panelling.

SECOND FLOOR BEDROOM

A superb, particularly spacious double bedroom occupying the upper floor of the property. This wonderful room enjoys an attractive pitched ceiling with three Velux roof windows allowing an abundance of natural light to flood the space. Further features include two radiators and ample power points. A fantastic principal bedroom offering a real sense of space and character.

OUTSIDE

To the rear of the property is a delightful enclosed courtyard, providing a lovely little outside space, particularly valuable for a

property so close to the centre of St Ives. There is room for a table and chairs together with additional seating, making this an ideal spot for morning coffee, alfresco dining or simply relaxing after a day exploring the town and its beaches.

LOCATION

Wesley Place enjoys a fantastic position within the historic seaside town of St Ives, offering the convenience of being close to everything while remaining slightly removed from the busiest parts of the town centre. Within just a few minutes' walk are the picturesque harbour, beautiful beaches including Porthminster, Porthmeor and Harbour Beach, together with the town's renowned collection of independent shops, restaurants, galleries and cafés. St Ives is famous for its spectacular coastal scenery, vibrant arts community and wonderful beaches, making it one of Cornwall's most desirable coastal destinations. The town also benefits from a branch-line railway station connecting to St Erth and the mainline railway network.

AGENTS SUMMARY

15 Wesley Place represents a wonderful opportunity to acquire a beautifully maintained, deceptively spacious and characterful St Ives cottage, equally suited to continued holiday letting use, a coastal retreat or a permanent home. **EARLY VIEWING IS HIGHLY RECOMMENDED.**

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: D ## The building Mid-terrace house, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE good





Parking: None Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a 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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