



## 6 BETHESDA PLACE, ST IVES

### CHARACTER 2 BEDROOM DOWNLONG COTTAGE CLOSE TO SUPERB GOLDEN BEACHES & HARBOUR

This is a charming 2 bedroom 'Downlong' cottage which is the old fishing quarter in the beautiful harbour town of St Ives. Bethesda Place is just off Island square and is perfectly located for effortless access to the golden beaches and the bustling harbour front. Porthgwidden beach is yards away and the wonderful restaurants, galleries, Tate St Ives and shops are in the vicinity. The accommodation, which is gas centrally heated, is arranged over 3 floors and in brief comprises a living room on the ground floor, kitchen and shower room on the 1st floor and 2 bedrooms on the 2nd floor. The property is currently a popular holiday home.

**Price £434,000**



### ENTRANCE

Steps up to a part glazed stable style door which opens into the living room.



### LIVING ROOM 4.34m x 3.30m (14'3" x 10'10")

Double glazed wood sash window to the side aspect. Wood floor. Fire place with multifuel stove set on a slate hearth with exposed granite lintel. Under stair storage cupboard and further cupboards housing the electric and gas consumer units. TV aerial point. 2 radiators. Stairs to the first floor landing

### LANDING

Stripped wood doors to the shower room and the kitchen. Stairs to the second floor.



### KITCHEN 3.23m x 2.50m (10'7" x 8'2")

Double glazed wood sash window to the side aspect. Wood floor. There is storage in a range of cream coloured kitchen units along with an inset 4 burner gas hob with electric oven under and cooker hood above. Inset ceramic sink and drainer with space and plumbing under for a washing machine and a dishwasher. Wall hung Worcester Greenstar HE boiler.



### SHOWER ROOM 2.00m x 1.19m (6'7" x 3'11")

Recessed double glazed wood sash window to the side aspect with deep sill. Tiled floor. Close coupled WC, pedestal washbasin with mirror above and a corner shower enclosure with mains fed shower. Ladder style radiator.

### FROM THE LANDING STAIRS TO THE SECOND FLOOR.

Stripped wood doors to both bedrooms.



### BEDROOM1 2.54m x 2.62m (8'4" x 8'7")

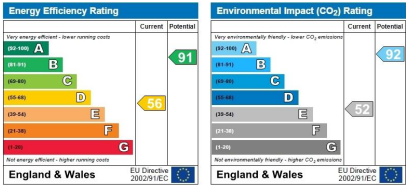
Double glazed wood sash window to the front aspect. Wood floor. Recess with rail for hanging clothes. Radiator.

6 Bethesda Place, St Ives TR26 1PA



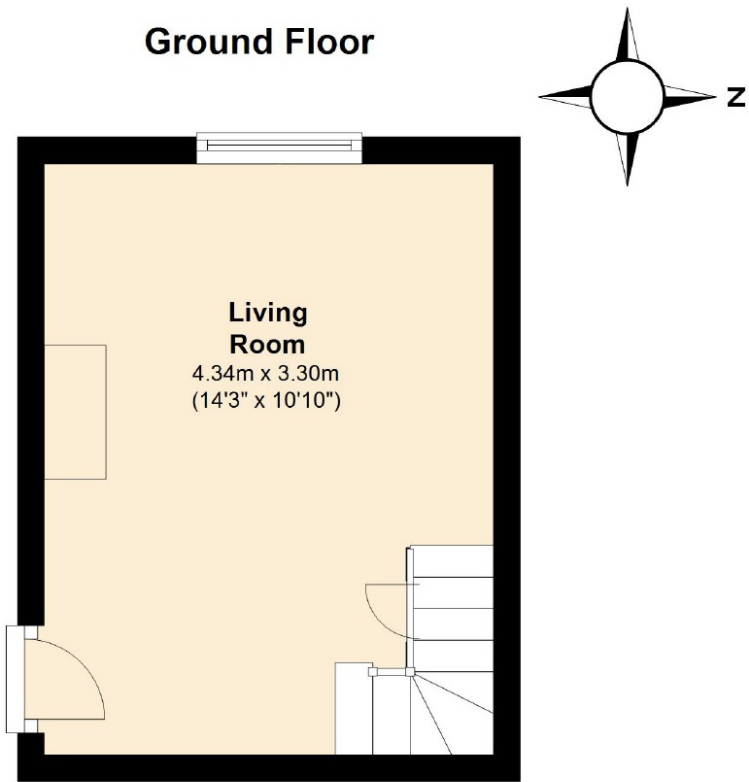
**BEDROOM 2 3.85m x 1.93m (12'8" x 6'4")**  
Some reduced head height. This room has space for 2 end to end single beds.  
Small double glazed wood sash window to the side aspect. Radiator.

**TENURE**  
Freehold

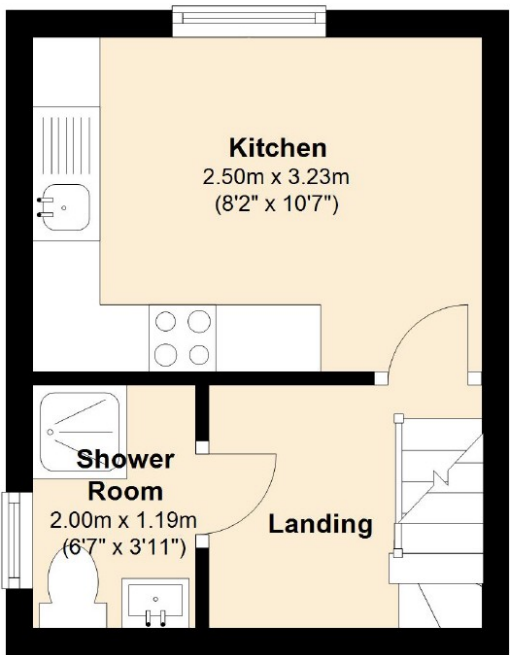


For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

Ground Floor



First Floor



Second Floor

