



12 FISH STREET, ST IVES

CHARACTER 2 BEDROOM DOWNLONG HOUSE CLOSE TO THE HARBOUR AND BEACHES

This is a traditional character Downlong cottage. It is set back from Fish Street behind a high wall giving a degree of privacy from the main thoroughfare. St Ives harbour, beaches, shops, galleries and great restaurants are all just yards away. Porthmeor Beach, home to Tate St Ives, is a favourite with surfers and families and is also just a short stroll away. The accommodation is over 3 levels and has entrance doors at both ground and first floor. On the ground floor there is a good size kitchen / dining room which has space for a daybed or sofa under the stairs. The living room and shower room are on the first floor and there is a double bedroom on the second floor which connects to a further single bedroom. This is a super location and ideal for anyone looking for a holiday home or base in St Ives.

Price £385,000

ACCESS

From Fish street a step leads to an open forecourt area and the door to number 12 is tucked around to the right.

ENTRANCE

Part glazed stable style door opening to the kitchen.



KITCHEN 4.36m x 4.33m (14'4" x 14'2")

Measurements include the stairs.

This good sized kitchen has a tiled floor and space for a large dining table along with space for a day bed or sofa in the under stair area. There is a recessed uPVC double glazed window to the front aspect with deep slate sill. There are a range of storage cupboards and drawers along with an inset single drainer stainless steel sink unit, an inset 4 ring electric hob with double oven under and a cooker hood above. There is space for an under counter fridge. Further storage is provided in a built in cupboard. The Cornish Range in the corner of the kitchen was acquired and installed by the vendors and is not part of the original property. It is not being sold with the property. Storage heater. Stairs to the living room.



LIVING ROOM 2.81m x 3.56m 1.17m x 1.76m (9'3" x 11'8" 3'10" x 5'9")

L shaped room.

Recess wood sash window to the front aspect with window seat below. Part glazed exterior stable style door giving access to the steps which lead down to the forecourt area at the front of the property. Feature recess with space for a log effect electric fire. Alcove with fitted shelves. Storage heater. Stairs to the upper floor. Door to the shower room.



SHOWER ROOM 2.60m x 1.07m (8'6" x 3'6")

Recessed window to the rear aspect with deep slate sill. Tiled floor. Close coupled WC, pedestal washbasin with mirror, light and shaver point above. Tiled shower enclosure with electric shower and glass sliding door. Heated towel rail.



FROM THE LIVING AREA STAIRS LEAD UP TO A SMALL LANDING

Door to bedroom 1, which leads to bedroom 2.

BEDROOM 1 2.98m x 3.70m (9'9" x 12'2")

Recessed wood sash window to the front aspect with window seat below. Built in wardrobe cupboard with hanging rail and shelf. Built in storage cupboard housing the hot water tank. Storage heater. Door to bedroom 2.

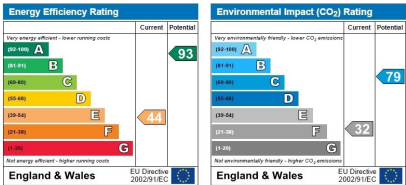


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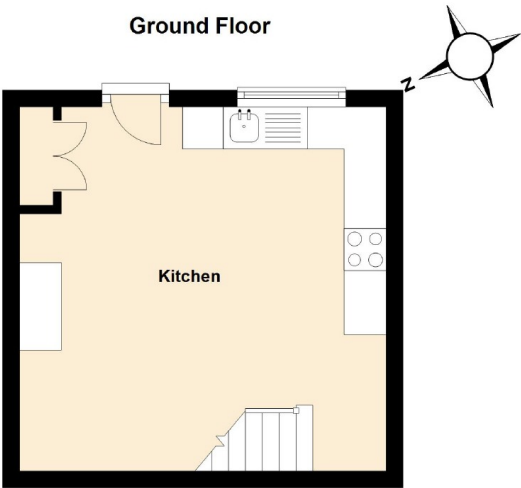
BEDROOM 2 1.88m x 2.25m (6'2" x 7'5")
Recessed wood sash window to the front aspect with window seat below.
Loft hatch.

TENURE
Freehold

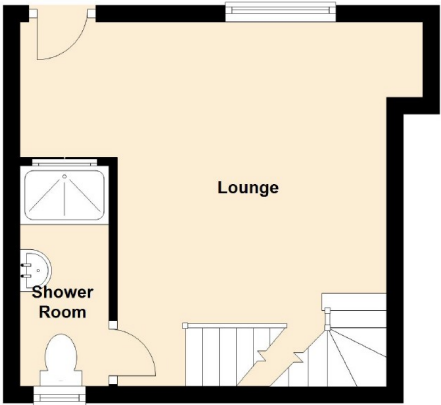


For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

Ground Floor



First Floor



Second Floor

