



SEA AIR, 4 CHURCH PLACE, ST IVES

THREE STOREY 2 BEDROOM DOWNLONG COTTAGE STUNNING SEA AND HARBOUR VIEWS

Lovely Downlong cottage with fabulous sea views. In its 4th successful year of use as a luxury holiday home (income figures available) and being sold with all contents included, the property is just seconds away from the beautiful St Ives beach and harbour. The cottage can be used as a main residence or continue its excellent track record as a wonderful holiday home for four people.

The accommodation comprises an open plan living room and kitchen diner on the ground floor. The second floor has a twin bedroom, wet room style contemporary shower room and landing study area. The master bedroom takes up the whole of the top floor, with stunning views of the harbour, Porthminster Beach and the Northern Coastline.

The property has been renovated and furnished to a very high specification with beautiful interiors and original artwork. All contents are included in the sale and an inventory will be provided.

Now in its 4th successful year with Cornish Gems, Sea Air achieves high holiday rental occupancy levels and tariffs, making it an attractive investment as well as a lovely holiday home. More information can be found here: https://www.cornishgems.com/holiday-cottages/sea_air.html

Offers in the region of £440,000

ENTRANCE

Part glazed door leading to an inner porch. Decorative part glass door opening to the living and kitchen area.



OPEN PLAN KITCHEN AND LIVING ROOM

A charming area to eat and relax in, retaining original features and high ceilings.



KITCHEN 2.56m x 4.16m (8'5" x 13'8")

Double glazed sash window to the rear aspect. Matching range of base and eye level units. Inset 1 ½ bowl sink. Space and plumbing for a slimline dishwasher. Space and plumbing for a washing machine. Integrated electric oven. Inset four ring induction hob with stainless steel splash back and extractor hood over. The recessed arch is an attractive feature with stylish shelving for crockery. Beautiful oak wood floor. Space for under counter fridge. All freestanding appliances are included in the sale.



LIVING ROOM 3.02m x 3.11m (9'11" x 10'2")

Double glazed sash window to the front aspect. Original built in corner seating with hidden storage under. The brick fireplace creates a welcoming focal point with space for a freestanding electric fire. Oak wood mantle over. Inbuilt storage units either side of the fireplace. Television point. Telephone point. Radiator.



LANDING

Stairs lead to the top floor master bedroom. Doors to bedroom 2 and to the shower room. Double glazed sash window to the rear aspect, study area with built in desk and cupboards. Full height housekeeper's cupboard. Glass brick window feature.



BEDROOM 1 3.038m x 2.949m (10'0" x 9'8")

Measurements do not include the recess. Double glazed sash window to the front aspect. A beautiful feature stained glass window depicting St Ives to the side aspect. Cupboard housing the Worcester boiler with shelving below. Radiator.

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SHOWER ROOM 1.46m x 2.57m (4'9" x 8'5")

Contemporary shower room with a walk in shower. Tiled walls and inlaid pebble floor, complimenting the property's coastal setting. The shower enclosure has a power shower with additional jets. Wall mounted wash basin. Closed coupled WC. Glass bricks allow natural light from the landing. Ladder style radiator. Extractor fan.



MASTER BEDROOM 3.16m x 4.36m (10'4" x 14'4")

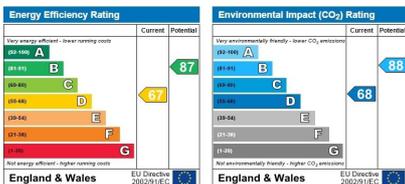
A spacious master room with a vaulted ceiling and bathed in natural light from double aspect windows offering stunning views. Double glazed dormer windows, with views to Smeaton's Pier. Large sea-front facing double glazed window (with external glass safety screen, which allows the double windows to be opened fully), making the most of the stunning views to St Ives harbour and beach and the surrounding coastline. The size of this window means the sea view can be enjoyed from the comfort of the master bed.



VIEWS FROM MASTER BEDROOM



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.

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Ground Floor



First Floor



Second Floor



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