



TRELAWNEY COTTAGE, 6 VIRGIN STREET, ST IVES

A SUPERB 3 BEDROOM TRADITIONAL COTTAGE & A SECURE PARKING SPACE BY SEPARATE NEGOTIATION

Trelawney Cottage is a superb Grade II listed property in the very heart of old St Ives. The award winning golden beaches, restaurants, harbour and eclectic mix of shops and galleries are all in the vicinity. Located in a charming pedestrian cobbled street off Fore street, 2 fisherman's cottages have now become one exceptional 3 bedroom property. The proportions of the living areas are refreshingly spacious and the accommodation, which is arranged over 3 floors, has combined both new and old beautifully. The ground floor comprises vestibule, shower room with WC, open plan kitchen and breakfast room. The living and dining room span the entire first floor. The second floor comprises a bathroom, 2 double bedrooms and 1 single bedroom. There is an attic storage space on the third floor. Available by separate negotiation is a small car parking space in the secure Fish Street Garage behind The Sloop Pub on the harbour front.

Price £695,000



FRONT ENTRANCE DOOR

Stable style door with decorative glazed panel opening into the vestibule.

VESTIBULE

Small window to the front aspect and a recess with a built in seat and coat hooks. A further recess houses the wall mounted Worcester boiler. Door to the shower room and door to the kitchen/breakfast room.



SHOWER ROOM WITH WC 2.39m x 1.34m (7'10" x 4'5")

The matching 'Leroy Brooks' suite comprises wall hung washbasin, wall mounted mirrored cabinet, shower enclosure with sliding glass doors and a close coupled WC. Heated towel rail. Tiled floor.



KITCHEN AND BREAKFAST ROOM 4.96m x 3.53m (16'3" x 11'7")

To the front aspect, of this lovely welcoming room, there are 3 windows one of which is an old unused stable style entrance door with a beautiful arch continuing up to the first floor living room. The room is full of character with exposed ceiling beams, wood lintels above the windows and deep sills. There is a matching range of 'De Vol' base units with Silestone work surfaces comprising inset ceramic sink and drainer, integral dishwasher, Hotpoint washing machine, SMEG oven, grill and 4 ring hob. There is a shelved alcove and a 2 further wall mounted wood shelves. There is ample space for a 6 seater dining table with chairs and space for a fridge under the stairs. Dual doors open to a built in cupboard at the far end of the room. Classic old school radiator. Amtico flooring. Stairs to the first floor living room.



FIRST FLOOR

Door to the living room.



LIVING ROOM 8.82m x 4.35m (28'11" x 14'3")

This is an impressive room. It is an irregular shape and utterly charming. There are 4 windows to the front aspect of the room one of which is the tip of the arch from the unused stable door on the ground floor. A multi fuel burner, with a granite hearth, centres the room beautifully and there is a classic old school radiator. There are exposed ceiling beams, granite, wood lintels and wood floor boards. The far wall cleverly uses all the space with hand made built in shelves, television unit and 2 storage cupboards. The other end of the living room is an area currently used for dining or simply socialising around a table, a half step down onto a tiled floor and multi-panel windows looking towards the pretty Salubrious Terrace. Prior to the stairs up to the second floor there is a good size built in cupboard.



DINING AREA

SECOND FLOOR

LANDING

Radiator. Stairs to the third floor. Doors to the following rooms.



BATHROOM WITH WC 2.48m x 2.32m (8'2" x 7'7")

Window with a deep sill and shutters to the front aspect. Vaulted ceiling with exposed roof trusses. The matching 'Leroy Brooks' suite comprises free standing claw and slipper bathtub with a hand held shower over, pedestal wash basin, mirrored cabinet and a close coupled WC with a cupboard overhead. 'Myson' heated towel rail. Amtico flooring.



BEDROOM 1 3.28m x 2.72m (10'9" x 8'11")

Window to the front aspect. High frosted window to bedroom 3. Wood floor boards. Radiator.



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BEDROOM 2 2.85m x 2.45m (9'4" x 8'0")

Window with a window seat to the front aspect. Wood floor boards. Radiator.



BEDROOM 3 2.34m x 1.88m (7'8" x 6'2")

Partially vaulted ceiling with exposed roof trusses. Velux window. High frosted window to bedroom 2. Built in bunk beds. Wood floor boards. Radiator.

FROM THE LANDING STAIRS TO THE THIRD FLOOR.



ATTIC STORAGE 6.41m x 3.30m (21'0" x 10'10")

Measurements are into the eaves. There are Velux windows, wood floor boards and a radiator. The vendors have informed us that this loft conversion was done in the early 90's and building regulations were not obtained by the owners at that time. The room is therefore not able to be used by guests if the cottage is let. The council have agreed that the room can remain as it is but it is to be used by the owners only.



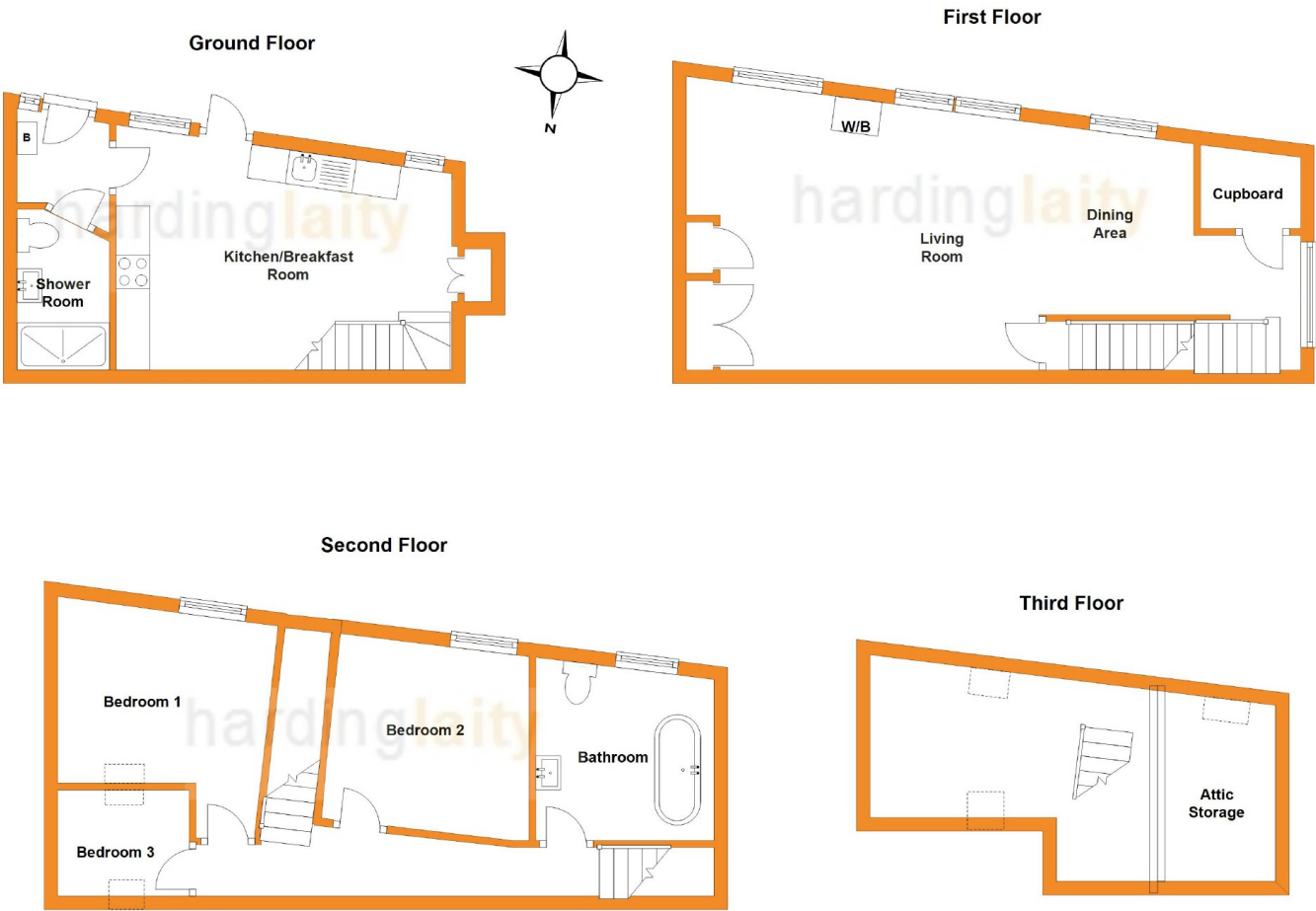
VIEW FROM THE ATTIC VELUX WINDOW

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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