



## CLIFF CLOSE, AYR, ST IVES

### 3 BEDROOM DETACHED. 2 RECEPTION ROOMS. PARKING. 1 BEDROOM ANNEXE. COURTYARD. ROOFTOP TERRACE

This is a substantial property, convenient for Porthmeor Beach and the bustling town centre of St Ives. The versatile accommodation has the advantage of providing an opportunity of Airbnb or letting income from the 1 bedroom annexe. The house comprises 3 bedrooms, a living room, dining room, kitchen and bathroom. The annexe has a separate entrance and offers a utility room, shower with WC, a living room and bedroom. There is off road parking for up to 3 cars, a low maintenance courtyard and a paved roof top terrace. There is gas central heating.

**LOCATION AND OVERVIEW.** St Ives is renowned for its fabulous sandy beaches, cosmopolitan mix of restaurants, shops and art galleries, along with Tate St Ives, The Barbara Hepworth Sculpture Gardens and The Leach Pottery. The coastal walks and scenery are stunning. Cliff Close is located in Ayr and it is a stroll down the hill to Porthmeor Beach, and the town centre.

**Offers in the region of £440,000**



### FRONT ENTRANCE DOOR

Dual pane, double glazed front door opening into the hallway.

### ENTRANCE HALLWAY

This is an elegant hallway reflecting the era of the property with a dado rail, lovely curl in the wall and super detail in the staircase to the first floor. There is an under stair storage cupboard, a radiator and doors to the following rooms.



### LIVING ROOM 7.82m x 3.55m decreasing to 2.94m (25'8" x 11'8" decreasing to 9'8")

Measurements include the bay window which also has a built in window seat. There is ceiling coving, built in shelving and pine panelling to one wall. Slate tiled fireplace with an inset living flame style gas fire, serving hatch to the dining room and 2 radiators. Dual pane double doors open to the porch.



### LIVING ROOM

Dual paned doors open to the small conservatory or porch.

### PORCH / CONSERVATORY 0.71m x 1.53m (2'4" x 5'0")

There are double glazed windows to the side courtyard and a single glazed window, with a granite sill, to the dining room. An opaque, double glazed door with a side window opens to the courtyard. Tiled floor.



### DINING ROOM 4.19m x 3.30m (13'9" x 10'10")

Single glazed window to the porch, tiled fireplace with a wood mantle, built in cupboard with louvre doors which houses the hot water tank which is serviced by the gas boiler on the first floor. Wall mounted thermostat and a radiator.



### KITCHEN 1.98m x 3.42m (6'6" x 11'3")

The kitchen comprises of base units with work surfaces incorporating drawers, inset single sink and drainer, space and plumbing for a washing machine and space for a fridge. There is an integral 4 ring hob with an electric oven and grill under and a cooker hood over. The double glazed door with side window opens to the courtyard.



#### **DOOR TO THE ANNEXE**

Accessed from the courtyard and adjacent to the kitchen door a door opens to the utility room and subsequent rooms.

#### **UTILITY ROOM 2.55m x 1.93m (8'4" x 6'4")**

Base unit with an inset single sink and drainer. Space and plumbing for a washing machine. Wood effect flooring.

#### **SHOWER ROOM 1.95m x 1.15m (6'5" x 3'9")**

The matching suite comprises corner shower cubicle with an electric shower, pedestal hand basin and a close coupled WC. Extractor fan, Dimplex wall mounted heater and wood effect flooring.

#### **LIVING ROOM 3.69m x 2.84m (12'1" x 9'4")**

This is an irregular shaped room. There is a double glazed window to the courtyard aspect. Corner decorative feature fireplace. Wall mounted electric panel heater.



#### **BEDROOM 4 3.81m x 2.65m (12'6" x 8'8")**

This is an irregular shaped room. Double glazed window to the courtyard. Wall mounted electric panel heater.



#### **From the entrance hallway;**

Stairs lead up to the mezzanine and first floor landing.

#### **MASTER BEDROOM 1 3.63m x 4.88m (11'11" x 16'0")**

Double glazed window to the front aspect with super far reaching sea and coastal views towards Godrevy Lighthouse and the Gwithian coastline. Substantial built in wardrobes and a vanity unit. 2 radiators.



#### **MASTER BEDROOM SEA AND COASTAL VIEW**





MASTER BEDROOM



**BEDROOM 2 3.12m x 3.01m (10'3" x 9'11")**  
Double glazed window to the rear aspect. Decorative fireplace. Built in cupboard. Radiator.



**BEDROOM 3 1.81m x 3.39m (5'11" x 11'1")**  
Double glazed window to the rear aspect. Built in cupboard and shelving. Built in cupboard housing the Worcester wall mounted regular gas boiler which services the central heating system and the hot water cylinder on the ground floor.



**OUTSIDE**  
At the front of the house there is ample off road parking. A set of steps lead up to the raised terrace and front door. There is a wide pathway which leads to the wrought iron garden gate.



**COURTYARD**  
The gate opens to the rear courtyard giving access to the porch door, kitchen door and door to the utility room. A set of steps lead up to the rooftop terrace.

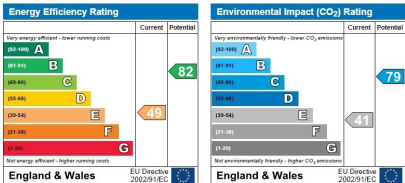


**ROOFTOP TERRACE**  
There is so much potential for this spacious roof top terrace, it is currently paved and there is a wall surround.

PARKING

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.