



3 ALBERT TERRACE, ST IVES

CHARMING 2 BED COTTAGE WITH OUTSIDE TERRACE. HARBOUR AND SEA VIEWS.

Albert Terrace is in a row of pretty cottages which is approached via a pedestrian lane on Dove Street. The property enjoys delightful views of the nearby harbour and out over St Ives Bay to Godrevy lighthouse and the north Cornish coastline. This lovely cottage has been sensitively refurbished to create a modern light and bright home whilst retaining the charm of the property. The harbour, café's, restaurants and beaches are all a short stroll away as is Tate St Ives and the Barbara Hepworth Garden. The property comprises an open plan living room kitchen on the ground floor, a double bedroom and bathroom on the first floor and an attic bedroom with two single beds on the second floor. There is an outside terrace to the front of the property which is an ideal place to sit and enjoy the sea views. The property is to be sold furnished as seen, less the vendors personal effects.

£365,000

ENTRANCE

This charming property is approached through a metal gate in an arched passage way part way along Dove Street. Albert Terrace is inscribed above the archway. From the pedestrian passage way steps lead up to the row of cottages. To the front of the property is a small but pretty slate paved terrace which makes an ideal seating area. A part glazed stable style front door opens into the living room/kitchen.



OPEN PLAN LIVING ROOM /KITCHEN 6.37m x 3.40m (20'11" x 11'2")

Measured into the bay window and including the stairs. This is a lovely light room with a double glazed multi-paned bay window to the front aspect with gorgeous views over the trees to the harbour and the sea beyond. The limestone tiled floor runs through to the kitchen area. A gas fired coal effect cast iron stove centres the living area and sits within a raised recess on a tiled hearth. A built in cupboard offers space for display and storage. There is a built in cupboard near the front door housing the consumer unit. TV point. Electric radiator with classic Victorian styling.



KITCHEN AREA

There is a double glazed multi-paned window to the rear aspect, a single high level window and a further Velux window allowing lots of natural light into the kitchen and dining area. The kitchen has a range of bespoke cottage style cupboards which incorporate a washer/dryer machine an under counter fridge and a slimline dishwasher. A free standing Aga gas cooker sits neatly within a recess, with a vent above. The Butler style sink is inset within the polished granite work surface. There are three wall mounted shelves and a further alcove shelf for display and storage. Door to a built in cupboard with space for coats etc and which also houses the Megaflo hot water cylinder.

STAIRS TO THE FIRST FLOOR LANDING

Door to bedroom 1, door to the bathroom and stairs to the attic bedroom.



BEDROOM 1 3.28m x 3.44m (10'9" x 11'3")

Measured into the bay window. This pretty room has a double glazed multi-pane bay window to the front aspect with lovely views of the harbour and St Ives Bay and the northern coastline beyond with Trevoze Head visible on fine days. Built in wardrobe. TV point. Electric radiator with classic Victorian styling.



VIEW FROM BEDROOM 1

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BATHROOM 3.27m x 3.30m (10'9" x 10'10")

Double glazed multi-pane window to the side aspect. The slipper and claw bathtub has Victorian style taps with shower attachment. The vendor informs us that the limestone floor has been sealed and there is a drain beneath the bathtub for any water run off from the shower. A bowl shaped hand basin sits on a stone topped vanity unit with cupboard under. Extract fan. Ladder style electric radiator.

STAIRS TO THE 2ND FLOOR ATTIC BEDROOM

From the landing, stairs ascend to the attic bedroom. On the turn of the stairs is a recessed slate shelf and an electric point.



ATTIC BEDROOM 3.27m x 4.53m (10'9" x 14'10")

This is an irregular shaped room. These are overall measurements and have been taken into the dormer window, the open under eaves area and includes the staircase. There is some restricted head height in areas of this lovely bright bedroom. Multi-paned double glazed dormer window to the front aspect with super views of the harbour, St Nicholas Chapel on the Island, Godrevy lighthouse and the northern coastline beyond. Velux window to the rear aspect. Painted floorboards. Electric radiator with classic Victorian styling.



VIEW FROM THE ATTIC BEDROOM

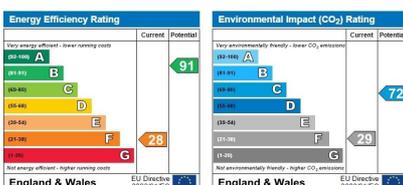


OUTSIDE

To the front of the property is a small slate tile terrace bounded by a low wall, which is an ideal area in which to relax and enjoy the sea and harbour views.

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.

