



25 THE DIGEY, ST IVES

3 DOUBLE, EN SUITE, BEDROOMS. A ROOF TERRACE PARKING SPACE IN FRONT OF THE PROPERTY

This gorgeous Grade II listed house is a rare find in Downlong just yards from the beach and having parking immediately in front. The rooms are bright and spacious and the 3 double bedrooms all have en suite facilities. There is gas central heating and an open fire in the living room. This is an unusually large property for Downlong and a very successful holiday let.

LOCATION AND OVERVIEW: This property is located just yards from Porthmeor Beach and Tate St Ives. The beautiful harbour front, restaurants, shops and galleries are only a short stroll away. The stylish interior comprises an open plan living room/kitchen, utility area with separate WC, 3 double bedrooms with en suite facilities and a roof terrace with a bistro table and chairs. The property is to be sold to include the furniture, fixtures and fittings to enable future bookings to be honoured. The vendors will be taking their personal possessions and art works.

Offers in the region of £825,000

ENTRANCE

Steps lead up to the solid wood front door which opens into the vestibule

VESTIBULE

Tiled floor. Space for hanging coats. Part glazed door and steps up to the hall.

HALL 3.02m x 1.86m (9'11" x 6'1")

The hall is open to the living room/kitchen and utility area with separate WC. Stairs lead up to the upper floor, bedroom 3, a shower room and the door to the small outside balcony. Telephone point.

UTILITY AREA 3.22m x 1.16m (10'7" x 3'10")

Washing machine with tumble dryer above. Storage cupboard. Door to WC

WC 1.14m x 2.00 (3'9" x 6'7")

WC and a wall hung washbasin. Wall mounted Worcester boiler. Extractor fan.



LIVING ROOM /KITCHEN 6.55m x 1.09m (21'6" x 3'7")

This is a bright and spacious room with light flooding in from the large sky light windows. The high ceiling has exposed beams. Stripped wood floor. Fireplace with slate hearth and electric coal effect fire. 2 radiators. TV aerial point.



KITCHEN AREA

Cream coloured kitchen cabinets including 2 glass fronted display cupboards provide ample storage. Built in fan oven with built in microwave above. Inset electric hob and extractor fan above. Island unit with inset 1 ½ bowl sink unit with built in dishwasher below. Built in fridge/ freezer.



LIVING ROOM AREA

INNER HALL 4.40m x 0.86m (14'5" x 2'10")

Stripped wood floor. Large skylight window. Radiator. Doors to bedrooms 1 and 2.

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BEDROOM 1 4.06m x 2.62m (13'4" x 8'7")

Window to the side aspect. A twin bedded room. Exposed ceiling beams. Stripped wood floor. Door to the en suite.

EN SUITE 1.58m x 1.64m (5'2" x 5'5")

Tiled floor. Tiled walls. High level glass bricks allow borrowed light from the inner hall. Tiled shower enclosure. WC pedestal washbasin with mirror above. Ladder style radiator. Extractor fan.



BEDROOM 2 MASTER BEDROOM 5.01m x 3.90m (16'5" x 12'10")

A very spacious light room. Large skylight window and a window to the side aspect. Stripped wood floor. Telephone point, TV aerial point. Radiator. Door to the en suite bathroom.



EN SUITE 1.71m x 2.3.4m (5'7" x 7'7")

Tiled floor and tiled walls. Window to the side aspect. Bath with Mira shower over and glass shower screen. WC Pedestal washbasin with mirror over. Ladder style radiator. Extractor fan.

FROM THE HALL STAIRS TO THE UPPER FLOOR.

A small landing area has built in shelves and doors to bedroom 3, the shower room and a door giving access to the outside terrace.

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.



ROOF TERRACE 2.63m x 2.07m (8'8" x 6'9")

Tiled terrace with glass screens. Views over the roof tops to the sea beyond. Table and chairs.



SEA VIEW FROM ROOF TERRACE



BEDROOM 3 3.31m x 2.93m (10'10" x 9'7")

Window to the rear aspect and window to the front aspect with a view to St Nicholas's Chapel and a view over the roof tops to the sea beyond. TV aerial point. Radiator.



SHOWER ROOM 1.28m x 1.90m (4'2" x 6'3")

Some reduced head height. Tiled floor and tiled walls. Velux window. Shower enclosure with Mira electric shower. WC. Pedestal washbasin with mirror over. Ladder style radiator. Door to the owners private storage cupboard.



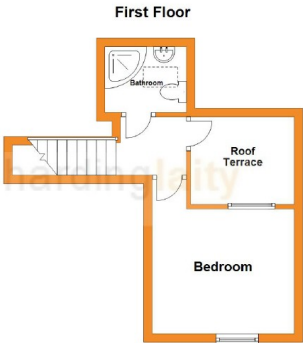
PARKING

Parking is in the cobbled square in front of the property. We understand that the vendors have an agreement with the owner of the cobbled square to rent a small triangular area which allows easier access into the parking area.

TENURE

Freehold

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