



## 2 ISLAND SQUARE, ST IVES

### 3 STOREY FISHERMAN'S COTTAGE. 3 BEDROOMS. IN THE HEART OF DOWNLONG, GREAT LOCATION.

A charming Grade 11 Listed 3 storey fisherman's cottage superbly located close to St Ives Harbour and wonderful sandy beaches. This beautifully presented cottage retains character features including painted ceiling beams, stripped pine doors and a wood burning stove in the living room. Currently a successful holiday let, the accommodation comprises 3 bedrooms, 2 bathrooms and an open plan living room/kitchen. Gas central heating with classic old style radiators.

#### LOCATION AND OVERVIEW

A much desired location in the heart of Downlong, the cottage is only minutes from Porthmeor and Porthgwidden beaches, the harbour and Tate St Ives. The town is renowned for its cosmopolitan mix of award winning restaurants, art galleries, shops and stunning scenery all which can be found just a short walk away.

**Price £575,000**

## ENTRANCE

Part glazed wood stable door opening into the vestibule. Decorative tiled floor. Space for hanging coats. Stairs lead to the first floor. Part glazed stripped pine door into the open plan living room/kitchen.



## OPEN PLAN LIVING ROOM /KITCHEN 3.62m x 4.19m (11'11" x 13'9")

### LIVING AREA

A dual aspect room with double glazed wood sash windows to the front and side aspects. Tiled floor. Exposed and painted ceiling beams. Fireplace recess with wood burning stove. Storage cupboard. Telephone point (Superfast broadband is currently connected). TV aerial point. Old style radiator



### KITCHEN AREA

The kitchen comprises a range of sky blue gloss fronted units with open shelving above. There is an inset stainless steel sink and integrated NEFF appliances which include a slimline dishwasher, fridge with freezer compartment, 4 burner gas hob with electric fan oven and a stainless steel cooker hood above. A pantry cupboard provides further storage and space for the washing machine. There is a stable style door to the side aspect with glass pane above, which is currently not in use.



## FROM THE VESTIBULE STAIRS TO THE FIRST FLOOR LANDING

Doors to bedroom 1, bedroom 2 and the shower room.

### BEDROOM 1 1.90m x 3.04m (6'3" x 10'0")

Double glazed wood sash window to the side aspect. Wood floor. Stripped pine door. Exposed and painted ceiling beams. Built in cupboard with hanging rail and shelf, TV aerial point. Old style radiator



### BEDROOM 2 2.51m x 2.48m (8'3" x 8'2")

Double glazed wood sash window to the front aspect. Wood floor. Stripped pine door. Exposed and painted ceiling beams. Built in shelving unit. TV aerial point. Old style radiator.



2 Island Square, St Ives TR26 1NX



### **SHOWER ROOM 2.08m x 1.77m (6'10" x 5'10")**

Stripped pine door. Tiled floor. Shower enclosure with mains shower and WC. Wash basin and mirror above with inset lights. Duel fuel ladder style radiator. Extractor fan.

### **STAIRS TO THE SECOND FLOOR LANDING**

Skylight window. Doors to bedroom 3 and the bathroom. Double doors open to a built in cupboard with a hanging rail and shelf above. There is a separate lockable cupboard for the vendors personal storage.



### **BEDROOM 3 2.71m x 2.97m (8'11" x 9'9")**

Double glazed wood sash window to the side aspect. Wood floor. Built in cupboard with hanging rail and shelf, TV aerial point. Loft hatch. The vendor has confirmed that the loft has a light and is boarded. Old style radiator.



### **BATHROOM 3.90m x 1.74m (12'10" x 5'9")**

Some reduce head height. Double glazed opaque window to the front aspect. Tiled floor. Bath with centre tap, WC. Pedestal wash basin and mirror above with inset lights. Duel fuel ladder style radiator. Extractor fan. Cupboard housing the Worcester Bosch boiler.

### **AGENTS NOTE**

Subject to the offer received the vendor is prepared to sell the property with the furniture, fixtures and fittings and contents to enable future holiday lettings to be honoured. The vendor will take their personal effects.

### **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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