



POPPY COTTAGE, 9 SANDOWS LANE, ST IVES

ABSOLUTELY CHARMING COTTAGE WITH A COURTYARD A SHORT STROLL DOWN TO THE TOWN AND BEACHES

This quaint cottage has many wonderful character features including exposed granite walls, recess windows with window seats and a decorative wood burning stove in the living room. The accommodation comprises 2 bedrooms, bathroom and an open plan living room/kitchen. Gas central heating. Courtyard and a separate store outside.

LOCATION AND OVERVIEW: This super little cottage is located in a traffic free location approximately half way up the Stennack in St Ives. The lane is one of the oldest in St Ives and we have been kindly provided with a charming 19th century photograph of Sandows Lane. Not far from the property are the beautiful beaches of Porthmeor, Porthgidden, Porthminster and the harbour. The town is renowned for its cosmopolitan mix of award winning restaurants, art galleries, Tate St Ives shops and stunning scenery.

Guide price £250,000

Poppy Cottage, 9 Sandows Lane, St Ives TR26 1QW



ACCESS

The property is accessed through a gate at the side of the property and leads into the courtyard.

ENTRANCE

Double glazed door into the open plan living room and kitchen.

OPEN PLAN LIVING ROOM AND KITCHEN 4.90m x 3.63m (16'1" x 11'11")

LIVING ROOM

A dual aspect room with double glazed recess window, to the front aspect, with a window seat. Granite fireplace and a wood burning stove - see Agents Note. TV aerial point. Radiator.



KITCHEN

Double glazed recess window to the rear aspect with a deep sill. The kitchen comprises a range of matching base and eye level units with granite effect worktop and a breakfast bar for relaxed dining. There is an inset single sink and drainer, space and plumbing for a washing machine, and space for a fridge/freezer. Inset 4 burner gas hob with an electric fan oven under and a cooker hood above. Electric key meter in cupboard.



FROM THE KITCHEN, STAIRS LEAD UP TO THE FIRST FLOOR LANDING

Storage cupboard with shelving. Central heating thermostat and wall mounted Worcester combination boiler above the stairs.

Doors to bedroom 1, bedroom 2 and the bathroom.

BEDROOM 1 3.40m x 2.10m (11'2" x 6'11")

Double glazed recess window to the front aspect with a deep sill and window seat. TV aerial point. Radiator.



VIEW FROM BEDROOM 2

There is a seasonal glimpse of the sea on a beautifully clear day reminding one of the proximity of the property to the harbour and beaches.



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BEDROOM 2 2.63m x 1.31m (8'8" x 4'4")

Double glazed recess window to the rear aspect with a deep sill and a window seat. Radiator.

BATHROOM 1.36m x 1.95m (4'6" x 6'5")

The suite comprises bath with an electric shower over and a glass shower screen. WC and pedestal wash basin. Loft hatch. Radiator.



COURTYARD

A delightful courtyard with ample space for potted plants and a table and chairs.



OUTSIDE STORE 1.72m x 1.60m (5'8" x 5'3")

This is a good size lock up store room.



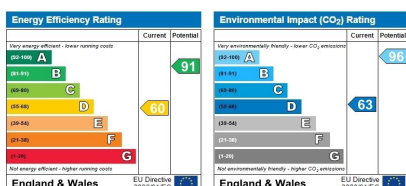
VIEW OF THE COTTAGE FROM AN UPPER TERRACE

AGENTS NOTE

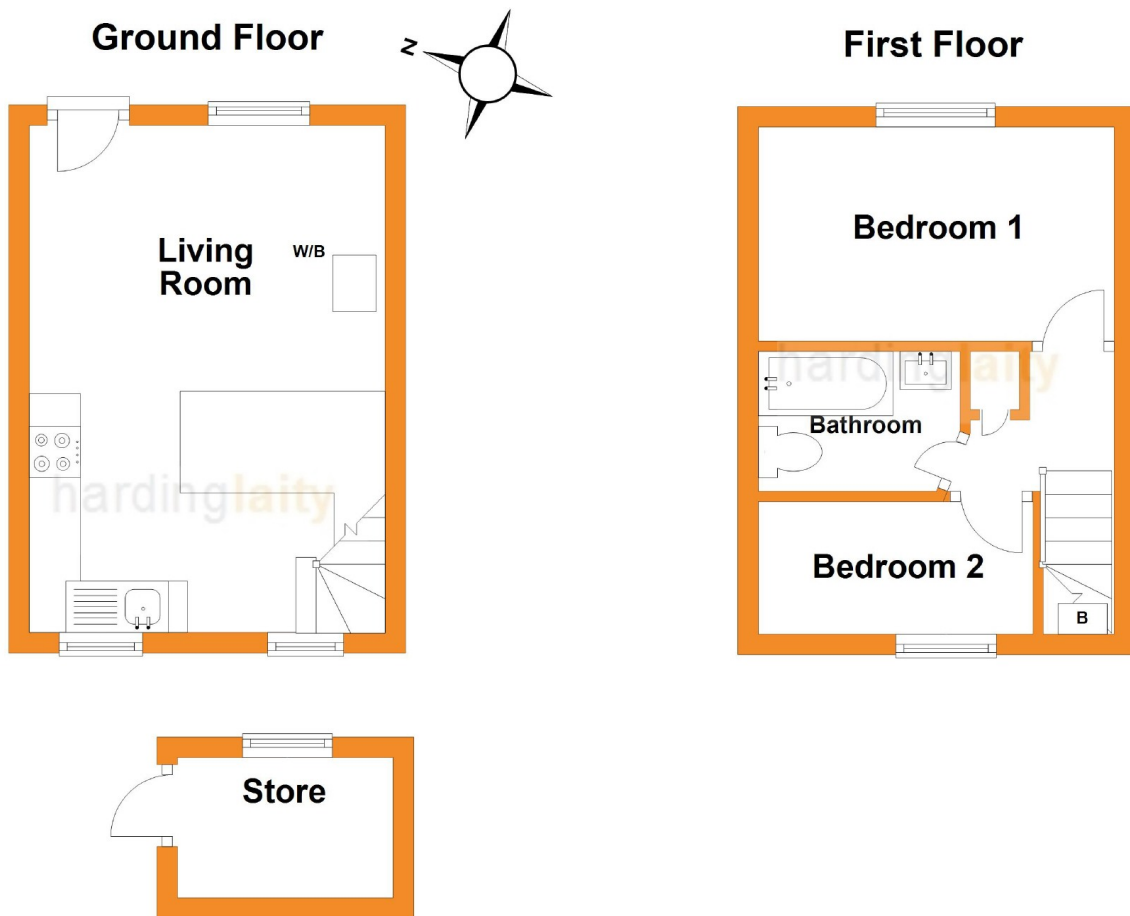
The vendor has informed us that the wood burning stove in the Living Room has not been tested.

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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