



JUMA COTTAGE, 5 BETHESDA HILL, ST. IVES

3 BEDROOM DOWNLONG COTTAGE CLOSE TO HISTORIC HARBOUR

This is a charming 3 bedroom Downlong cottage which is part of the old fishing quarter, in the beautiful harbour town of St Ives. The accommodation is arranged over 3 floors and comprises kitchen/dining room and a bathroom on the ground floor, a living room on the 1st floor and 3 bedrooms on the 2nd floor. The property is currently a popular holiday let and has the benefit of gas central heating.

LOCATION AND OVERVIEW

Bethesda Hill is a cobbled pedestrian street linking Back Road East and the harbour front with its sandy beach, shops and cafés. The golden beaches of Porthgidden and Porthmeor are a short stroll away as are the wonderful restaurants, galleries and Tate St Ives,

Guide price £395,000



ENTRANCE

There are 3 steps up to the part glazed, stable style door, which opens into the kitchen/dining room.



KITCHEN/DINING ROOM 3.64m x 3.69m (11'11" x 12'1")

Wood sash window to the front aspect with a deep sill and a further small inset wood frame window to the front aspect. Stone tiled floor. A matching range of cupboards with a work surface over and open shelving above. Inset sink and drainer. Integrated 4 ring gas hob with electric fan assisted oven under. Space for a fridge. Space and plumbing for a washing machine. Painted beamed ceiling. Wall mounted cupboard housing the consumer unit. Radiator.

Door to the bathroom. Stairs to the 1st floor.



BATHROOM 2.82m x 1.26m (9'3" x 4'2")

A part glazed door opens into the bathroom. Lovely feature wood framed window to the rear aspect. Stone tiled floor. Sink with a cupboard under and a light above. Half bath with mains shower over and glass shower screen. High ceiling with an exposed beam. Ladder style radiator.

STAIRS TO FIRST FLOOR

From the kitchen/dining room stairs lead to the 1st floor.



LIVING ROOM 3.66m x 4.09m (12'0" x 13'5")

Measured into the stairs. Wood sash window to the front aspect. Stripped wood floor. A welcoming room with a decorative inset fireplace (not operational) Painted beamed ceiling. TV point. 2 radiators.

STAIRS TO SECOND FLOOR

Stairs to the 2nd floor landing. Doors to bedrooms 1, 2 and 3



BEDROOM 1 2.64m x 1.71m (8'8" x 5'7")

3 steps lead down into this single bedroom. Wood sash window to the rear aspect. Stripped wood floor. Sink with a cupboard under and a light above. Radiator.

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BEDROOM 2 2.63m x 1.88m (8'8" x 6'2")

3 steps lead down into this bedroom which has fitted bunk beds. Wood sash window to the rear aspect. Stripped wood floor. Sink with a cupboard under and a light above. Radiator.



BEDROOM 3 3.35m x 3.65m (11'0" x 12'0")

Double bedroom with a wood sash window to the front aspect with views over the rooftops towards the harbour. Apex window and vaulted ceiling with a Velux window. Stripped wood floor. Recess with hanging rail and shelf. Built in storage cupboard. Cupboard housing the Worcester Boiler. Radiator.



VIEW FROM BEDROOM 3

View over the rooftops from bedroom 3.

AGENTS NOTE.

Juma Cottage has some areas of flying freehold. The furniture, fixtures, fittings and contents, bar the vendor's personal effects, are available to purchase by separate negotiation.

TENURE

Freehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
102-108	A		90	102-108	A		91
92-101	B			92-101	B		
82-91	C		62	82-91	C		
72-81	D			72-81	D		58
62-71	E			62-71	E		
52-61	F			52-61	F		
42-51	G			42-51	G		
1-41				1-41			

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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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