



65 BACK ROAD EAST, ST. IVES

GRADE 11 LISTED 3 BEDROOM COTTAGE CLOSE TO BEACHES 3 ENTRANCE DOORS. 2 BATHROOMS. SMALL COURTYARD

A delightful Grade 11 Listed Downlong Cottage which retains both ground floor entrance doors, one from St Eia Street the other from Back Road East. The first floor entrance door is accessed from the external stone staircase in Back Road East. The beautiful Porthgwidden and Harbour Beach are close and there is a gorgeous view of Smeatons Pier, straight down Bethesda Hill, from the rooms at the front of the property.

The accommodation on the ground floor comprises open plan kitchen, dining room and a shower room with WC. The first floor comprises living room, bedroom/study and a recess/office area. The second floor comprises 2 further bedrooms and a family bathroom. There is gas central heating.

Virtual Tour Link <https://my.matterport.com/show/?m=HdCmQiSiffW>

Guide price £635,000



BACK ROAD EAST GROUND FLOOR ENTRANCE

Stable style door opening to the open plan dining room and kitchen.

ST EIA STREET GROUND FLOOR ENTRANCE DOOR

Multi pane door opening to the open plan kitchen and dining room.



OPEN PLAN KITCHEN AND DINING ROOM

Recess high window to the Back Road East and the St Eia Street aspect. Wood effect flooring with under floor heating. Staircase to the first floor.



KITCHEN

The kitchen comprises a matching range of base and eye level units and granite work surfaces. There is a breakfast bar, Belfast sink, Smeg 6 ring gas hob and ovens, Neff cooker hood and dishwasher. Wall mounted Worcester Bosch gas combination boiler. Under floor heating and wood effect flooring. Please note the 2 freestanding dressers and the fridge in the kitchen are being removed by the vendors. Door to the shower room and WC.



SHOWER ROOM

Recess multi pane window to St Eia Street. The suite comprises shower enclosure with square shower head plus the traditional hand held shower attachment. Pedestal hand basin and WC. Heated towel rail. Tiled floor with underfloor heating.

STAIRS TO THE FIRST FLOOR LANDING

The landing is open to the living room and the office.



OFFICE AREA

Sash window to the rear aspect. Radiator.

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LIVING ROOM

Recess sash window to the front aspect with a really super view, straight down Bethesda Hill, of the sea and Smeaton's Pier. The entrance door opens to the external flight of stone steps, which also provide a lovely view. There is a wood burning stove with a stone surround and granite mantle. Radiator. Door to bedroom 1 which is currently being used as a study. Stairs to the second floor.



LIVING ROOM VIEW



LIVING ROOM



BEDROOM 1 - STUDY

Recess sash window to St Eia Street. Radiator.

FROM THE LIVING ROOM STAIRS TO THE SECOND FLOOR LANDING

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.



BEDROOM 2

Recess sash window to Back Road East with a beautiful view of Smeatons Pier. Fireplace, not currently used. Built in cupboard. Radiator.



BEDROOM 3

Recess sash window to St Eia Street. Built in shelving.



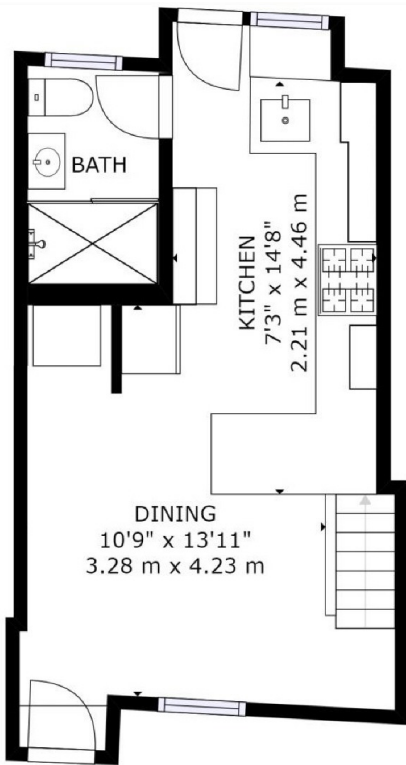
BATHROOM

Sash window to St Eia Street. The suite comprises slipper and claw bath tub, granite top with inset bowl basin, WC, a ladder style heated towel rail and a tiled floor.

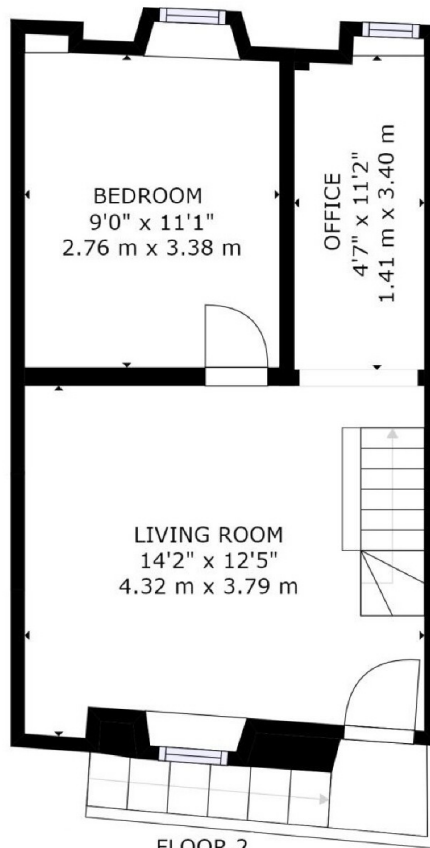
TENURE

Freehold

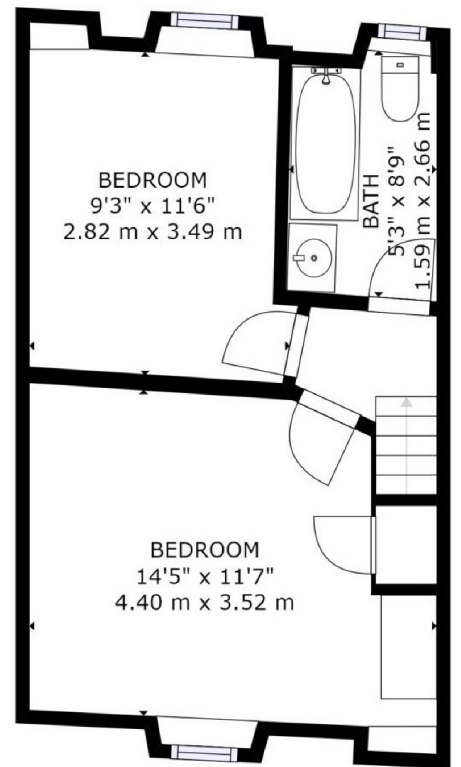
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FLOOR 1



FLOOR 2



FLOOR 3