



## CARNGLAZE, CARNGLAZE PLACE, ST. IVES

### CLASSIC 3 BEDROOM DOWNLONG COTTAGE SPACIOUS AND DELIGHTFULLY PRESENTED

Carnglaze is a charming 3 bedroom fisherman's cottage in the heart of Downlong in St Ives. The accommodation is arranged over 4 floors and comprises a kitchen and dining room on the ground floor, living room and cloakroom on the 1st floor, 2 single rooms, one with bunk beds, and family bathroom on the second floor and a double bedroom on the top floor. There are views over the rooftops to the coastline at Gwithian and towards Pedn Olva Point from the double bedroom. Carnglaze is currently a popular holiday let with St Ives Holidays and is to be sold with furniture and contents, except the vendors' personal possessions.

Carnglaze is moments from the harbour with Porthmeor and Porthgwithen beaches and Tate St Ives close by. St Ives 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 £585,000**

### **ENTRANCE**

A part glazed stable door opens from Carnglaze Place into the kitchen and dining room.



### **KITCHEN AND DINING ROOM**

Window with deep slate sill to the front aspect. A range of base and eye level units provides ample storage. Inset gas hob with electric oven under and cooker hood over. Space for fridge freezer. Space and plumbing for dishwasher and washer dryer. Exposed granite wall. Beamed ceiling. Radiator. Stairs to 1st floor.



### **LIVING ROOM**

Window with window seat to the front aspect. Window to the rear aspect. Tiled fireplace with decorative surround. Beamed ceiling. Exposed granite. Over stair cupboard. Doors to storage cupboard and to the cloakroom. Stairs to the second floor. Radiator.

### **STAIRS TO 2ND FLOOR**

### **CLOAKROOM**

2 windows to the front aspect. Wall mounted Ideal boiler. Washbasin. WC.

### **LANDING**

Part glazed door to the rear of the property. Doors to the family bathroom, bedrooms and the staircase to the top floor.



### **FAMILY BATHROOM**

Window to the rear aspect. Beamed ceiling. Bath with electric Mira shower and folding shower screen. Washbasin in stand with cupboards under. WC. Radiator.



### **BEDROOM 1**

Window with window seat to the front aspect. Fireplace with tiled surround and hearth. Beamed ceiling. Radiator.





**BEDROOM 2**

Irregular shaped room. Window with window seat to the front aspect. Beamed ceiling. Radiator.



**BEDROOM 3**

Dormer window with views over the rooftops of the coast at Gwithian and Pedn Olva Point.



**VIEW FROM BEDROOM 3**

View over rooftops towards Pedn Olva Point



**VIEW FROM BEDROOM 3**

View over rooftops to Smeatons Pier and the northern coastline.



**Carnglaze, Carnglaze Place, St. Ives TR26 1PX**



**REAR ENTRANCE**

There is a rear entrance to the property from Victoria Place.

**EPC RATING**

EPC to be added

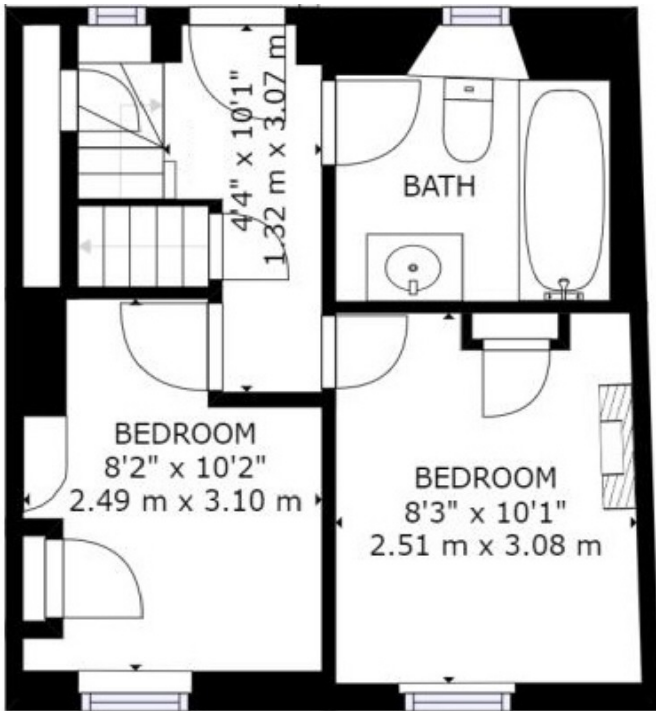
**TENURE**

Freehold

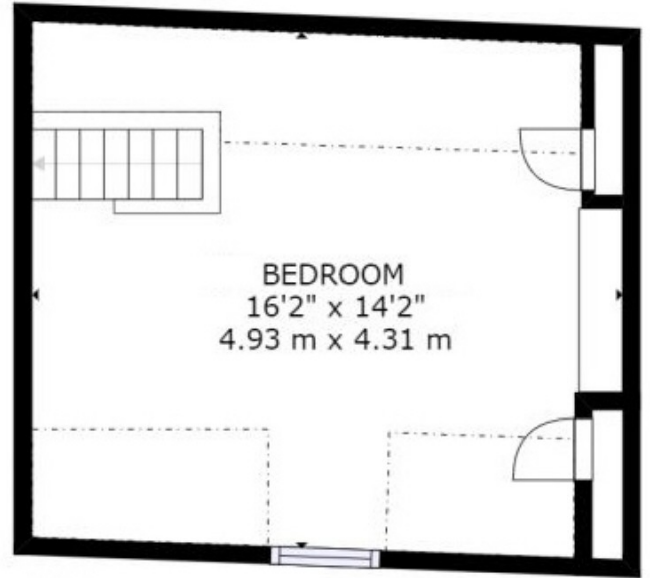
For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.



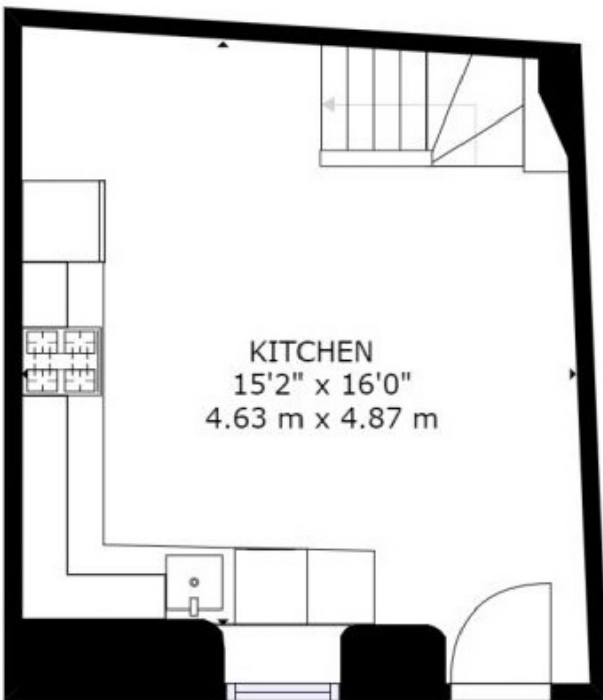
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FLOOR 3



FLOOR 4



FLOOR 1



FLOOR 2