TREGURNO, STREET-AN-POL

St. Ives, TR26 2DS

Price: £800,000 OIRO

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Tucked away on one of the iconic streets of St Ives, Cornwall, and only a short walk from the sea and the renowned St Ives Harbour, sits this beautifully renovated four-bedroom residence. The home offers bright, spacious accommodation across two floors, finished to a high standard throughout. Currently run as a very successful holiday let, the property also features an enclosed front garden and a charming walled courtyard garden large enough for alfresco dining for eight, complete with a covered hot tub area. There are two well-proportioned bathrooms, with additional bathing facilities in one of the bedrooms. This is an exceptional home in a vibrant and picturesque coastal town, and it truly needs to be seen to be appreciated.









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PROPERTY AND LOCATION

A stunning, well appointed and high quality home located within the heart of St Ives. Currently being used as a highly successful holiday let, this super property can be utilised as the same or equally a fantastic place to live in this vibrant coastal town. Located in Street-an-Pol in St Ives, just a stones throw from the sea, the world famous harbour and the various independent shops and restaurants that adorn the town.

ENTRANCE

Large wood into entrance lobby with part glazed door into

LIVING ROOM 23' 9'' x 16' 4'' (7.23m x 4.99m)

Stunning room, engineered waxed oak flooring throughout, large multi pane sash window to the front, traditional column radiator, fireplace recess with electric wood burning stove and space for wall mounted TV over, recess to the side with shelving inset and cupboard below, multi pane door leading out to the rear, vertical column radiator, fitted wall lights and further recess with shelving, stairs to the first floor with cupboard under

KITCHEN 11' 0'' x 8' 2'' (3.35m x 2.50m)

High quality kitchen with tiled flooring with range of base level white units with quartz worktop surfaces over, ceramic double butler sink unit with taps over and routed drainer, 4 ring electric induction hob with extractor over, integrated dishwasher, and fridge / freezer along with a wine cooler, fan assisted double, two windows opening out to the rear, there is further area of kitchen with plumbing for washing machine, quartz worktop and further kitchen units, radiator, door to

SHOWER ROOM

Tiled flooring, and tiled walls along with one full wall mirror, large walk in shower cubicle with mains connected shower inset offering detachable head and rainfall, ceramic sink unit onset quartz surface, enclosed WC , heated towel rail

BEDROOM 8' 11'' x 8' 6'' (2.73m x 2.59m)
Stable style part glazed door to the rear with further window, giving an excellent degree of light, radiator, power points

FIRST FLOOR LANDING
With half landing with loft access and stairs rising up to a further large landing area, Velux skylight giving the landing some lovely natural light

BATHROOM
Beautifully appointed and high quality shower room having ceramic tiled flooring and part tiled walls, close coupled WC, ceramic sink unit with storage under, large walk in shower cubicle with mains connected shower offering detachable head and rainfall with opaque window to the rear, heated towel rail

BEDROOM / STUDY 5' 7'' x 6' 11'' (1.70m x 2.11m)
Currently used as a bedroom, power points, radiator

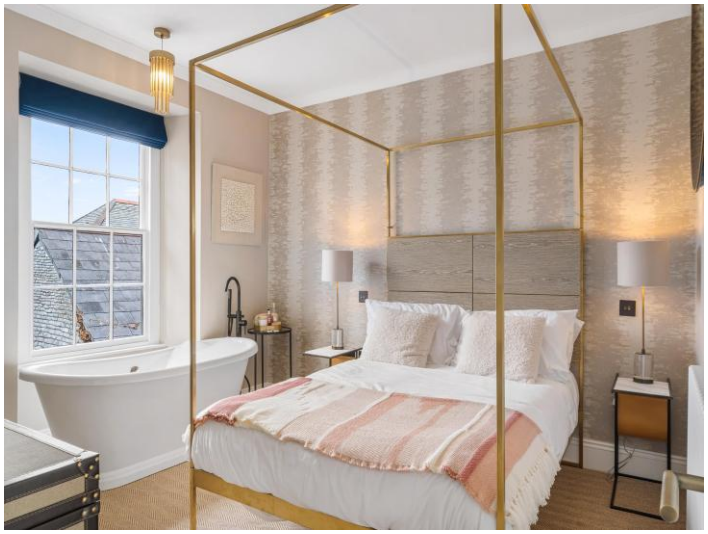
BEDROOM 10' 9'' x 11' 2'' (3.27m x 3.40m)
Great size room with multi pane sash window to the rear with beautiful town views, ample power points, traditional column radiator, freestanding rolltop bath with tap and shower attachment

BEDROOM 10' 7'' x 12' 3'' (3.23m x 3.74m)

OUTSIDE
To the front of the property is a lovely paved fore garden ideal for plenty of room for a bistro table and chairs. Fitted external shower and lighting and storage shed. To the rear is absolute delight. Offering a serene and spacious walled garden that feels very Mediterranean. With paving, outdoor lighting, various mature and sub tropical plants, shrubs and trees. There is a covered hot tub area and ample room to seat 8 for alfresco dining or just enjoying some peace and quiet

MATERIAL INFORMATION
Verified Material Information Council Tax band: Not banded Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: D Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: St ives central area Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: Yes Historical flooding: No Flood defences: No Coastal erosion risk: Yes Planning permission issues: No Accessibility and adaptations: Ramped access, Wide doorways, and Level access shower Coal mining area: No Non-coal mining area: Yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







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Approximate total area(1)

1077 ft²

100 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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1 Tregenna Hill , St Ives, Cornwall TR26 1SE Tel: 01736 793939 Email: sales@crossestates.co.uk www.crossestates.co.uk