



£200,000 Guide Price

Carncrows Street - St Ives

Studio | 1 Bedroom

07751 768888 or 01736

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Step Inside

Key Features

- VIEWING VERY HIGHLY RECOMMENDED
- FABULOUS DUAL ASPECT VIEWS
- VERY SUCCESSFUL HOLIDAY LET
- LIGHT & BRIGHT ACCOMMODATION
- OPEN PLAN STUDIO/LOFT APARTMENT
- STYLISH AND CLEVER USE OF SPACE
- CLOSE TO THE BEACHES, HARBOUR, RESTAURANTS AND SHOPS
- SEPARATE NICELY APPOINTED SHOWER ROOM
- EXTERNAL PRIVATE ACCESS
- GRADE II LISTED
- COUNCIL TAX A FREEHOLD
- EPC RATING D

Main Particulars

A glorious studio apartment nestled in the heart of Downalong. This fabulous, refurbished loft of a converted fisherman's cottage has two large dormer windows and overlooks Porthgidden beach to one side and St Ives Bay from the other ; close to the harbour, beaches, restaurants and shops, yet tucked off the beaten track and away from crowds.

The Tate Gallery and Hepworth sculpture garden and are within easy reach.

The space

A converted loft space with a vaulted ceiling, exposed 'A' frame beams and dormer windows to the front and rear. There is a well thought out Kitchen area in one dormer and a folding dining table in the other to enable you to sit and take in the breath-taking views. There is a good-sized hideaway double bed which can be folded away should you wish to and a well- appointed fully tiled separate shower room with Velux window. This apartment needs to be seen to appreciate the clever and stylish use of space and the amazing views.

Accommodation

The apartment is the upper part of a former fishermans cottage and has its own private external access via granite steps from Carncrows Street to an external landing and a stable style half opaque glazed front door which opens into the

Entrance Hall

Space and rack for hanging coats. Uplighter. Wall mounted electricity consumer unit. Stairs with a pretty stripey carpet and handrail to the upper floor.

Landing

Uplighter. Isolator switch. Door to

Studio Apartment - Overall size into dormers and under eaves 6.23m x 3.37m (20'4" x 11')

A really lovely light and airy double aspect room with dormers to the front and rear taking in The Island and Portgidden beach to one side and the beautiful rooftops and St Ives Bay to the other.

One of the main features of the room, apart from its amazing views, is the vaulted ceiling with exposed beams enabling you to get a sense of the original structure and age of the property.

To the rear aspect there is a large double glazed dormer window with a fold down table to enable you to sit at it and take in the views. There is an under eaves storage cupboard. Uplighter. Built in drawer and shelf storage with a TV shelf under the eaves.

Hideaway folding double bed with bedside lights to either side. Dressing area with open wardrobe and drawer storage.

Carpeted floor

Smoke detectors.

Kitchen Area

Large double glazed dormer window to the front aspect taking in the views of St Ives Bay. Shaker style kitchen units with cupboards and drawers. Inset stainless steel sink with drainer. Under worktop space for a fridge (small fridge/freezer) Tiled splashback. Hotpoint electric oven and ceramic hob. Extractor fan. Downlighters. Smoke detector. Ceramic tiled floor,

Shower Room 2.0 x 1.0m (6'6" x 3'3")

Shower enclosure with electric Mira Sport shower and extractor over. Vanity wash hand basin with cupboard under, mirror and light over. Electric wall mounted stainless steel towel warmer radiator. Concealed cistern WC. Fully ceramic tiled walls and floor. Velux window.

Things to note

The street is part of the old fishing quarter of Downalong, with many original fishermen's cottages (including this one) and is very close to Porthgwidden beach - which is fantastic for a dip or a walk, anytime of the year and Porthmeor beach is close-by for the surfers.

Agents Note

The stairs up to the apartment (inside and outside) are steep and not suitable for those with mobility issues.

Due to the size of the property it is unlikely that a mortgage could be obtained.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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