



£375,000 Guide Price

Bunkers Hill St Ives

Terraced House | 2 Bedrooms | 1 Bathroom

07751 768888 or 01736

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# Step Inside

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## Key Features

- VIEWING RECOMMENDED TO APPRECIATE THE POTENTIAL AND LOCATION
- FANTASTIC CENTRAL ST IVES LOCATION
- 2 BEDROOM TRADITIONAL FISHERMANS COTTAGE
- KITCHEN/DINING ROOM. SEPARATE LIVING ROOM
- VERY CLOSE TO THE HARBOUR, BEACHES & SHOPS
- CURRENTLY A HOLIDAY LET
- TENURE - FREEHOLD COUNCIL TAX BAND C EPC D
- THE PROPERTY HAS A FLYING FREE (ASK AGENT FOR DETAILS)

## Main Particulars

Breton Cottage is a charming traditional fishermans cottage in a superb central location in the heart of St Ives just moments away from the stunning harbour, beaches, restaurants, shops and galleries. The cottage would benefit from some updating but really does need to be seen to fully appreciate what a fabulous spot it's in and the opportunity to put your own stamp on it.

### THE ACCOMMODATION

A low garden gate and small path takes you to the stable style half glazed front door, with a glazed canopy over, which opens into

#### **KITCHEN/DINING ROOM 5.73m max x 3.5m max (18'8" x 11'4")**

The kitchen is in the single storey part to the front of the cottage and is a nice light space with a roof light, a window out to Bunkers Hill and a large window to the side. There is a range of kitchen units with cupboards and drawers. A single drainer stainless steel sink. Space and plumbing for a washing machine. Built in electric oven and hob with extractor over. Tiled splash back. Space for a fridge. Inset downlighters,

#### **DINING AREA**

Ample room for a good-sized dining table and chairs. Radiator.

Steps up to

#### **LIVING ROOM 3.24m x 3.5m (10'6" x 11'5")**

Upvc Double glazed window to the rear aspect, looking out to Baileys Lane, with a window seat. Exposed ceiling beams. Niche shelving and built-in shelves. Panelled wall. Spotlights. Radiator.

Open stairs to

#### **FIRST FLOOR LANDING**

Access to the loft space. Wall mounted Vaillant boiler with cupboard under. Carbon monoxide alarm. Two small cupboards. Smoke alarm. downlighters.

Doors to

#### **BEDROOM 1 3.64m x 2.58m (11'9" x 8'4")**

Upvc double glazed sash window to the rear aspect, looking out to Baileys Lane, with a window seat. Exposed ceiling beams. Small Cupboard. Cupboard over the stairs.

From the first floor landing, step down and doors to

**SHOWER ROOM 2.58m x 1.23m (8'4" x 4')**

Opaque glazed window to the front aspect. Shower enclosure with glass screens and door, mains drench head and hand held attachment. Wall hung wash hand basin with mirror over. Stainless steel towel warmer radiator, Close coupled WC. Built-in shelf storage. Downlighters. Vinyl floor.

**BEDROOM 2 3.6m x 1.9m (11'8" x 6'2")**

Large window to the front aspect looking out onto Bunkers Hill. This room is currently used with bunk beds. Radiator.

**AGENTS NOTE**

The cottage is currently let as a holiday rental and would benefit from some updating to maximise its potential.

The property has a flying freehold over an apartment in Baileys Lane and therefore may not be suitable for some mortgage lenders - please ask the agent for details.

**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.





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

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