



£495,000 Guide Price

Upper Meadow

Terraced House | 3 Bedrooms | 2 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- VERY CLOSE TO PORTHMEOR BEACH & THE TATE GALLERY
- CHARMING 2 BEDROOM END TERRACE COTTAGE
- STYLISH SEPARATE STUDIO ANNEX/DOUBLE BEDROOM & ENSUITE
- ENCLOSED COURTYARD GARDEN WITH ANNEX
- TENURE FREEHOLD COUNCIL TAX BAND B EPC RATING F
- CURRENTLY A HOLIDAY LET

Main Particulars

Ancient Lights is a charming traditional 2 bedroom end of terrace cottage in a superb location very close to the surfers favourite - Porthmeor Beach, The Tate Gallery and a short walk from St Ives harbour, beaches, restaurants, shops and galleries.

This pretty granite cottage has the benefit of a stylish modern studio annex - Surfside Studio - which gives you the bonus of a further double bedroom, ensuite and a fabulous enclosed courtyard garden with ample room for a table and chairs.

Viewing is recommended to fully appreciate the accommodation and location Ancient Lights & Surfside Studio offer.

ACCOMMODATION

To the front of the cottage there are 4 steps down to stable style front door with a glazed panel, and an outside light to one side, which opens into

KITCHEN/BREAKFAST ROOM 3.4m x 3.4m (11'1" x 11'1")

A delightful and inviting kitchen/breakfast room. Upvc double glazed sash window to the front aspect with a pretty window seat. Window to the side aspect with cupboard under.

A range of matching shaker style kitchen units, cupboards and drawers. Inset stainless steel sink. Built-in dishwasher, washing machine and fridge. Built-in electric oven and hob. Ceramic tiled splashback. Exposed painted ceiling beams. Spotlights. Kyros electric wall mounted heater. Cupboard housing electric consumer unit. Ceramic tiled floor.

Plenty of room for a table and chairs to seat 6.

Door with a glazed borrowed light into

LIVING ROOM 3.31m x 3.68m max (10'8" x 12')

Window to the rear aspect. Window to the side aspect with deep cill. Decorative fireplace (not in use). Exposed painted ceiling beams. 2 Uplighters. Kyros electric wall mounted heater.

Open stairs to

FIRST FLOOR LANDING

Access to loft space. Doors to

BEDROOM 1 2.85m x 3.3m (9'3" x 10'8")

A very pretty room with fantastic views over the rooftops to Porthmeor beach, The Island and all the way to the north coast in the opposite direction - stunning!

Upvc double glazed window to the rear - with those views. Ronite wall mounted electric heater. Cupboard/wardrobe, over the stairs, with hanging rail and shelves.

BEDROOM 2 3.3m x 2.44m max (10'8" x 8')

Upvc double glazed sash window to the front aspect with a window seat. This room is currently used as a bunk room.

SHOWER ROOM 2.38m x 0.85m (1.66m into shower) (7'8" x 2'7" - 5'4" into shower)

Opaque glazed window to the front aspect. Shower enclosure with glass screen and electric Mira Sport shower. Close coupled corner WC. Pedestal wash hand basin with mirror over. Ceramic tiled splashback. Stainless steel electric towel warmer radiator. Downlighters. Ceramic tiled floor.

OUTSIDE

There is a small paved area to the front of the cottage with a garden store and an outside tap.

Directly opposite Ancient Lights on the other side of the path through Upper Meadow, there is a garden gate which opens into the garden for

SURFSIDE STUDIO 2.88m x 4m in total (9'4" x 13')

A stylish timber built annex that really does need to be seen to appreciate the space and light. To the front of the studio there is an overhang with downlighters and double-glazed French doors. Inside - high level opaque double glazed window to the side, Ample room to accommodate a large double bed. Bedside lights. Downlighters. Storage alcove with hanging rail and shelf. Smoke alarm.

Double doors open into

SHOWER ROOM 0.88m x 2m into shower (2'9" x 6'5")

Shower enclosure with glass door and electric Mira shower. Vanity style wash hand basin with cupboard under and illuminated mirror over. Close couple corner WC. Stainless steel electric towel warmer radiator.

GARDEN

A really lovely suntrap of a garden with mature shrub planting that gives a degree of privacy, a paved patio area ideal for outside dining, and a raised plant bed for pottering - all in all quite a bonus for a cottage in St Ives.

AGENTS NOTE

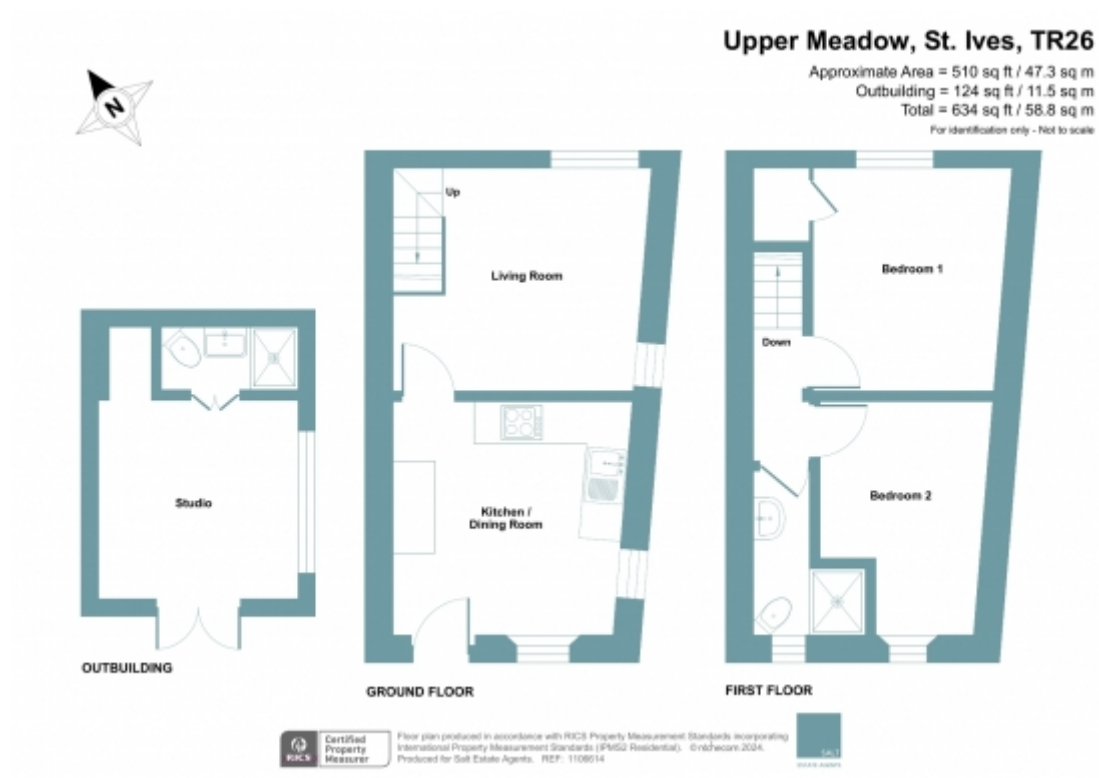
The cottage is currently let as a holiday rental and would benefit from some updating to maximise its potential.

The property has a small flying freehold over a garage below - 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.





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		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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