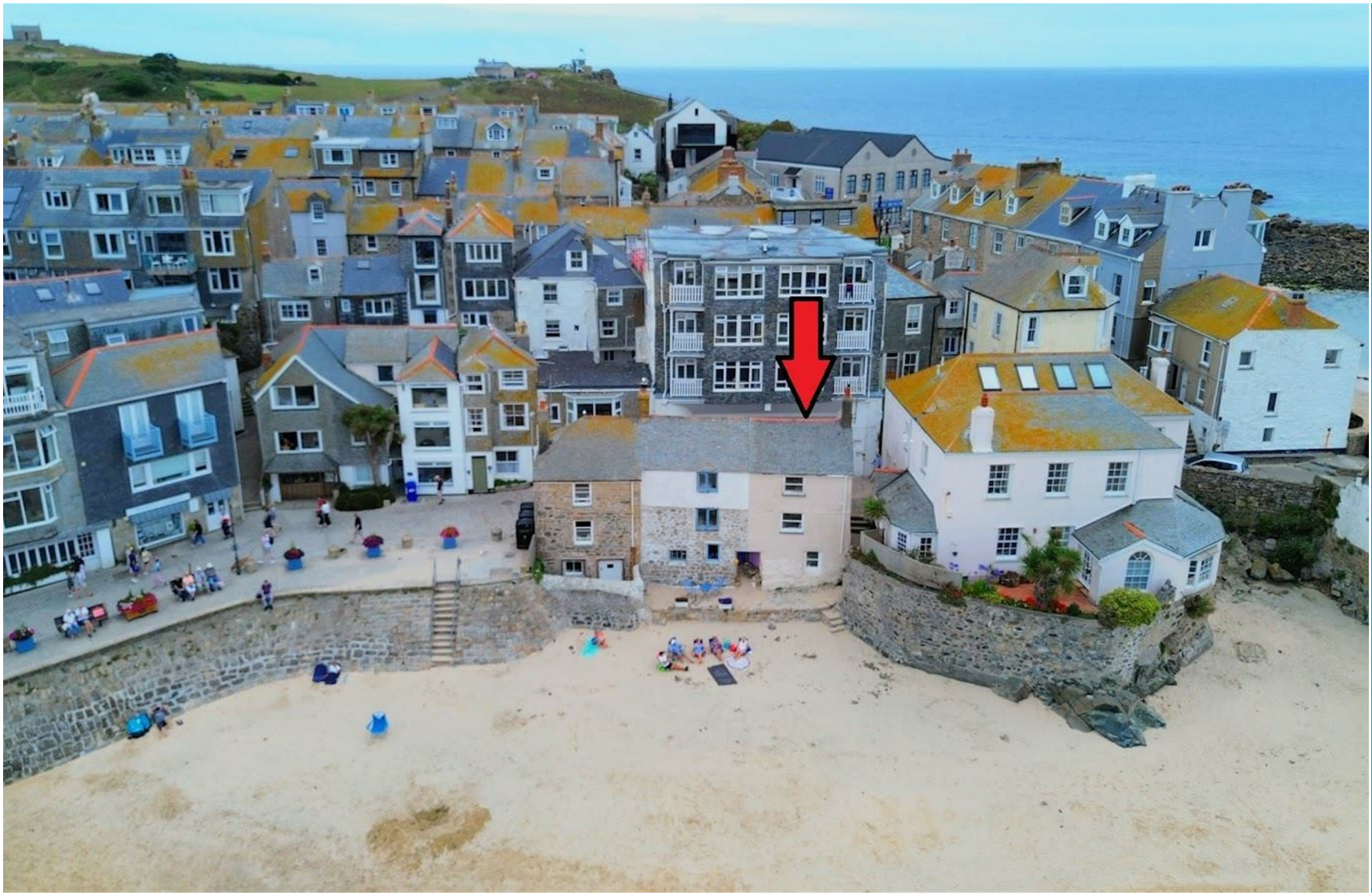


Quay Street

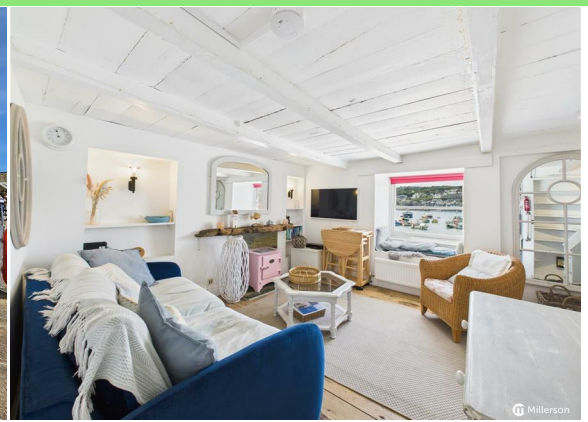
St. Ives

TR26 1PT

£550,000

- CHARACTERFUL THREE STOREY GRADE II LISTED COTTAGE
- OFFERING DIRECT ACCESS TO THE HARBOUR BEACH
- A SUPERB BEACH SIDE LOCATION
- A VERY RARE OPPORTUNITY
- NO ONWARD CHAIN
- CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET
- ENSUITE BATHROOM
- SUPERB HARBOUR AND COASTAL VIEWS
- INTERNAL VIEWING IS SURE TO IMPRESS
- SCAN QR FOR MATERIAL INFORMATION







Millerson
millerson.com

Tenure - Leasehold

Council Tax Band - C

Floor Area - 504.00 sq ft









PROPERTY DESCRIPTION

Mermaids Cove offers an extremely rare opportunity to purchase a delightful, characterful, Grade II listed cottage with accommodation arranged over three floors, situated within a prime location, enjoying delightful views and offering direct access onto the beach below.

LOCATION

St Ives, Cornwall is a charming seaside town on England's north coast, known for its sandy beaches, turquoise waters, and vibrant art scene. Once a fishing village, it became an artistic hub with attractions like the Tate St Ives and Barbara Hepworth Museum.

At the centre is the picturesque St Ives Harbour, lined with cafes, galleries, and fishing boats—perfect for seaside strolls and boat trips.
The town is family-friendly, with schools including St Ives School (secondary) and local infant and junior schools.
Combining natural beauty, culture, and community, St Ives is a popular place to visit and live.

ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR

Entrance door opening into...

LOUNGE

Exposed wooden floor boards, feature electric stove on a marble hearth and marble surround, recess to each side with fitted shelving, two wall lights.
Beamed ceiling, radiator, sash window to the front with window seat, offering spectacular sea and Harbour views.
Stairs to first floor level, door and stairs leading down to...

KITCHEN / BREAKFAST ROOM

Tiled flooring, beamed ceiling. Sash window to rear aspect offering the stunning view into the Harbour of St Ives and beyond to Porthminster point.
Fitted with a range of cream coloured, shaker style base and wall mounted units with granite work surfacing over, under counter sink with mixer tap.
Four ring gas hob, electric oven below, integrated washing machine, and slimline dishwasher. Useful understairs storage cupboard. Space for table and chairs and freestanding fridge freezer.
Wooden stable door providing access onto a the patio area and direct access to the beach.

.
From the lounge, a staircase leads up to...

FIRST FLOOR LANDING

Exposed floor boards, door into...

BEDROOM

Exposed floor boards, recess with space for freestanding wardrobe, wooden sash window to the rear enjoying stunning views into the Harbour of St Ives and beyond to Porthminster point and Hawkes point.
Part vaulted ceiling with high level built in storage cupboards. Door leading into...

ENSUITE BATHROOM

A spacious ensuite bathroom with a freestanding bath, mixer tap incorporating a shower head attachment. Part sloping ceiling with LED spot lights, low level w/c.
Feature metal bowl set onto a wooden freestanding table, tiled splash back, radiator, two built in cupboards, obscured window to the front.

OUTSIDE

Access via the kitchen leads to a patio area creating an ideal sunbathing spot and offers the stunning full vista view of St Ives Harbour and across to Porthminster point. From the patio is direct access onto Harbour beach.

AGENTS NOTE

Mermaids Cove is a Grade II listed property.
Leasehold, balance of 999 year lease from 2008.
Please note the property is sold as seen, with all chattels remaining.

DIRECTIONS

Upon entering St Ives, proceed down Lifeboat Hill onto Wharf Road, continue along this road, passing the Sloop public house on your left and onto The Wharf.
Quay street is situated a short distance along this road. Mermaids Cove will soon be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C
Tenure: Leasehold
Lease length: 982 years remaining (999 years from 2008)
Property type: House
Property construction: Standard undefined 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: Double glazing
Broadband: FTTC (Fibre to the Cabinet)







Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: None
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: Yes
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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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.



Approximate total area(1)

504 ft²

46.8 m²

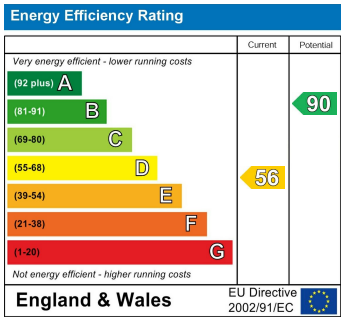
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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