

STONES THROW ,7 BAILEYS LANE

St. Ives, TR26 1LN

Price: £550,000

A deceptive and very well presented 3 bedroom, double fronted 4 storey town house located within Baileys Lane, St Ives which is a small cobbled character side street just off from Fore Street. The property is currently being used as a successful holiday let through Cornish Escapes in St Ives. The property offers spacious and light accommodation throughout which comprises a dining room, shower room and kitchen on the ground floor, large lounge on the first floor, 2 double bedrooms and shower room on the 2nd floor and large bedroom with views down towards the harbour on the 3rd floor. Viewing recommended





STONES THROW, 7 BAILEYS LANE, St. Ives, TR26 1LN

A deceptive and very well presented 3 bedroom, double fronted 4 storey town house located within Baileys Lane, St Ives which is a small cobbled character side street just off from Fore Street. The property is currently being used as a successful holiday let through Cornish Escapes in St Ives. The property offers spacious and light accommodation throughout which comprises a dining room, shower room and kitchen on the ground floor, large lounge on the first floor, 2 double bedrooms and shower room on the 2nd floor and large bedroom with views down towards the harbour on the 3rd floor. Viewing recommended

ENTRANCE HALL

Stairs to lower ground floor and stairs to ground floor

KITCHEN / DINING ROOM 16' 4" x 11' 1" (4.99m x 3.38m)

Slate tiled floor, window out to the front, power points, radiator, door to the rear (ideal for coming back from the beach etc), beamed ceiling, door to shower room. Kitchen comprises: Galley style kitchen with an excellent range of eye and base level units and worktop surfaces over. Window to the front, slate tiled floor, 4 ring gas hob with electric oven under and extractor fan and hood over, integrated fridge / freezer, washer / dryer and dishwasher, ceramic butler sink unit with taps over, power points

SHOWER ROOM

Close coupled WC, wash hand basin with small storage cupboard under, walk in shower cubicle with electric shower inset

From the kitchen / diner up steps to

LIVING ROOM 20' 3" x 13' 8" (6.17m x 4.16m)

A super room, lovely size, light and airy offering beamed ceiling, attractive red brick fireplace with electric fire space inset, radiator, 2 large sash windows to the front, and two smaller windows to the rear, ample power points, TV point, stairs rising to the first floor

LANDING

Doors to bedroom 1 and 2 along with the shower room and stairs rising to 3rd floor

BEDROOM 13' 7" x 10' 7" (4.14m x 3.22m)

Sash window to the front, beamed ceiling, power points, radiator, TV point,

BEDROOM 8' 5" x 9' 3" (2.57m x 2.82m)

Sash window to the front, beamed ceiling, radiator, power points, TV point

SHOWER ROOM

Slate tiled flooring, walk in shower cubicle with mains connected shower inset, close coupled WC, wash hand basin with cupboard below, stainless steel heated towel rail, extractor fan, cupboard over the stairs

From the landing door up to

ATTIC BEDROOM 31' 6" x 9' 7" (9.6m x 2.91m)

Slight restricted head room with pitched ceiling, storage under the eaves, power points, radiator, dormer window to the front offering some lovely views down towards the harbour over the character roof tops

MATERIAL INFORMATION

Verified Material Information Council Tax band: Not banded
Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: E 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 - OK, Vodafone - Good, Three - OK, EE - Good
Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No details
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: No Planning permission issues: No Accessibility and adaptations: None 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.



STONES THROW ,7 BAILEYS LANE, St. Ives, TR26 1LN



Floor 0



Floor 1



Approximate total area⁽¹⁾

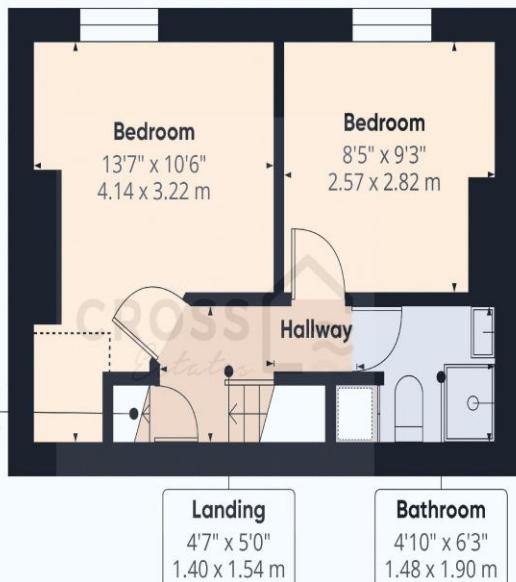
854 ft²

79.3 m²

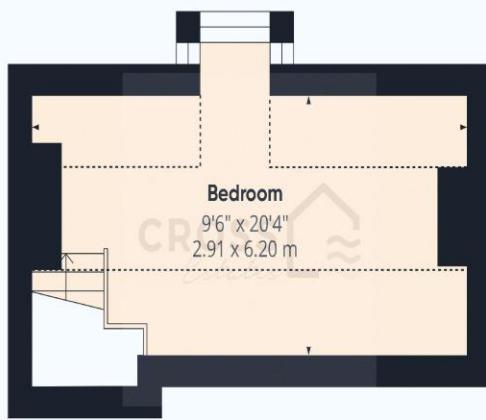
Reduced headroom

115 ft²

10.7 m²



Floor 2



Floor 3

(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

The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



C475 Printed by Ravensworth 01670 706868