

# SERENDIPITY, 12A THE DIGEY

St. Ives, TR26 1HR

Price: £575,000



# CROSS ESTATES

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Probably one of the biggest properties located along The Digey in St Ives, this very well presented grade II listed 4 storey property boasts 3 great sized bedrooms, kitchen, large lounge, large bathroom with access also into Love Lane. Currently being used as a main residence the property has also been used as a second home and very successful holiday rental in the past. We would suggest that this is a rare opportunity to purchase this house which is close to Fore Street and all the shops and restaurants that St Ives has to offer and Porthmeor Beach. For those that don't know, The Digey is one of the town's most iconic and popular streets. Viewing is essential.







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Up steps to the front door with stable style door leading into a porch with glazed door into

### KITCHEN 8' 10" x 12' 3" (2.70m x 3.73m)

Sash window to the front, range of fitted eye and base level units with ample worktop surfaces over. 4 ring electric hob with electric oven under, stainless steel one and quarter sink unit with taps over, integrated washing machine, beamed ceiling, attractive tiled splashback, ample power points, glazing and door to

### LOUNGE 13' 5" x 11' 3" (4.08m x 3.44m)

Great sized room, sash window to Love Lane, beamed ceiling, night storage heater, door out to Love Lane, power points, TV points, small landing space with stairs to ground floor and 2nd floor.

### GROUND FLOOR

Small ground floor landing space, built in cupboard with electric box / storage, cupboard under stairs.

### BATHROOM 12' 4" x 7' 7" (3.75m x 2.31m)

Part tiled walls, enclosed WC with shelving to one side, 3 fitted wall mirrors, window to the front, panelled bath with mixer taps, walk in shower cubicle with electric Mira shower inset, heated towel rail

### 2ND FLOOR LANDING

#### BEDROOM ONE 13' 4" x 11' 8" (4.06m x 3.56m)

Large double bedroom with built in wardrobe housing hanging space and shelving, power points, night storage heater, beamed ceiling, window to the rear ( Love Lane)

#### BEDROOM TWO 9' 11" x 8' 4" (3.01m x 2.53m)

Sash window to the front, range of built in wardrobes housing hanging space and shelving, power points, night storage heater

### 3RD FLOOR LANDING

Built in storage cupboard, door to

#### BEDROOM THREE 8' 3" x 7' 6" (2.51m x 2.28m)

Double glazed sash window to the front, power points, electric wall heater, small storage space under the eaves.



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