



£200,000 Guide Price

Fore Street, St Ives TR26 1AB

Flat | 3 Bedrooms | 1 Bathroom

07751 768888 or 01736

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Step Inside

Key Features

- DEVELOPMENT OPPORTUNITY
- IN THE HEART OF ST IVES
- VERSATILE ACCOMMODATION OVER 3 FLOORS
- ATTIC ROOM WITH SEA VIEWS OVER ROOFTOPS
- LOTS OF POTENTIAL
- CURRENTLY 3 BEDROOMS
- NEW 999 YEAR LEASE

Property Description

A rare opportunity to purchase a renovation project in the heart of St Ives with versatile accommodation over three floors. Currently three good sized bedrooms, living room with open fireplace, kitchen, bathroom, entrance hall & utility. Sea views over the rooftops from the top floor. New 999yr lease. Lots of potential. An ideal investment property.

Main Particulars

A rare opportunity to purchase a renovation project in the heart of St Ives with versatile accommodation over three floors.

Currently three good sized bedrooms, living room with open fireplace, kitchen, bathroom, entrance hall & utility. Sea views over the rooftops from the top floor. New 999yr lease. Lots of potential. An ideal investment property.

The access to the property is off Back Street St Ives, close to the Barbara Hepworth Museum, through 2 full height timber gates. A timber deck walkway takes you to a half-glazed wood front door which opens into the:

ENTRANCE HALL 2.7m x 1.45m (8'8" x 4.7")

Wood double glazed sash window to the side aspect.

Doors to

UTILITY 2.7m x 2.21m (8'8" x 7'2")

Wood double glazed window to the front aspect.

INNER HALLWAY

Doors to Bedroom 1 & 2. Stairs to the first floor with open understairs space. Electricity consumer unit. Smoke alarm.

BEDROOM 1 6.11m x 2.02m (20'1" x 6'8")

Wood sash double glazed windows to the front and the rear - the rear window looks out onto Fore Street. Alcove.

BEDROOM 2 5.06m x 3.04m (16'7" x 10')

Large wood double glazed sash window to the rear aspect - Fore Street. Doors to Bedroom 1 and the Inner Hallway.

Stairs from the Inner Hallway with a return and a wood sash double glazed window to the front aspect rise to

FIRST FLOOR LANDING

Wood sash double glazed window to the front aspect at the foot of the stairs to the 2nd floor/attic room.

Doors to

LIVING ROOM 5.05m x 2.84m (16'7" x 9'4")

Large wood sash double glazed window to the rear aspect - Fore Street. Fireplace with tiled hearth and surround and timber mantle.

Door to

KITCHEN 3.04m x 2.22m (10' x 7'3")

Wood sash double glazed window to the rear aspect - Fore Street. Stainless steel sink and drainer with kitchen unit under, further base and wall units.

BATHROOM 2.2m x 1.91

Opaque borrowed light to landing. Bath, wash hand basin, and low-level WC.

Stairs from the first-floor landing, with a small cupboard housing the hot water cylinder, up to

2ND FLOOR/ATTIC ROOM 5.16m x 4.96 (some limited head height)

Dormer with wood double glazed sash window with views over Fore Street rooftops out to St Ives Bay and beyond. Exposed roof timbers and beams. Built-in cupboard.

OUTSIDE

To the front - off Back Street - there is an area of flat roof space that could be utilised to provide a decked outside area to the property (with the appropriate approval and access provided to allow maintenance to the flat roof of the property below). Please ask the agent for further details.

LEASE

There will be a new 999 Year lease running from 25/12/2020.

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.

Attic 2nd
Floor Fore
Street St Ives



Bedroom 1
Upper Floor
Fore Street St
Ives



Bedroom 2
Upper Floor
St Ives



Access Upper
Floor Fore
Street





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 12823150 Registered Office: , Cornwall



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