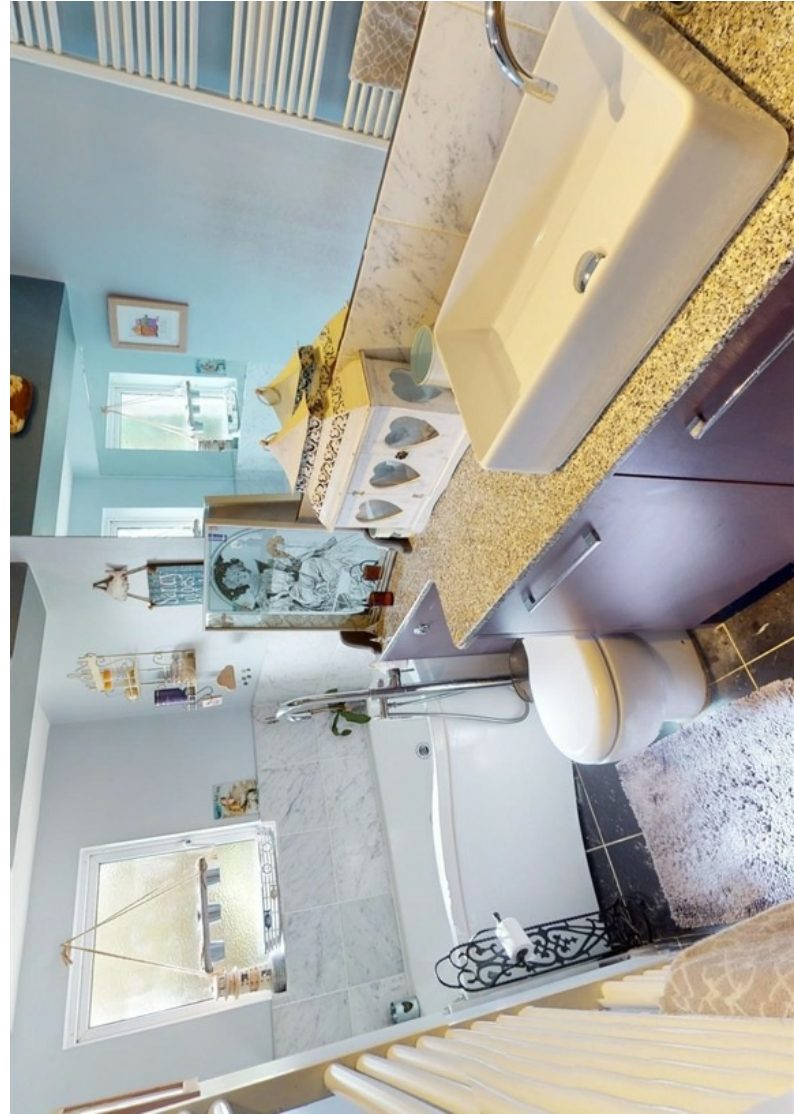




Marshall's  
ESTATE AGENTS



Cragnor Cottage, Wheal Speed,  
Carbis Bay, St Ives, Cornwall,  
TR26 2PT







**CRAGNOR COTTAGE, WHEAL SPEED, CARBIS BAY, ST IVES, CORNWALL, TR26 2PT**

**GUIDE PRICE £650,000 FREEHOLD**

**\* FOUR BEDROOMS \* WELL EQUIPPED KITCHEN \* DINING ROOM \* LOUNGE \***

**\* GROUND FLOOR BATHROOM \* FIRST FLOOR SHOWER ROOM \***

**\* PARKING FOR APPROXIMATELY THREE VEHICLES \* ENCLOSED PRIVATE GARDEN \***

**\* SHEPHERDS HUT WITH ITS OWN OUTDOOR SPACE \***

**\* EPC = D \* COUNCIL TAX = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 98 SQUARE METRES \***

A beautifully presented four bedroom detached family home, set in a private lane, enjoying sea glimpses towards Godrevy Lighthouse and Carbis Bay beach. With parking for approximately three vehicles and the potential income from a shepherd's hut, which has its own private external space. The property offers light and spacious accommodation throughout with a downstairs bathroom and a first floor shower room. Within easy reach of the shops and amenities at Carbis Bay, the beach and coastal path to St Ives, with good bus and train links. We strongly recommend an early appointment to view.

Wooden half glazed door into:

**INNER VESTIBULE:** Cupboard housing fuse and electric meters, storage cupboards, access to loft, tiled floor, glazed door to:

**KITCHEN:** 13' 0" x 10' 5" (3.96m x 3.17m) Double glazed bay window, fitted kitchen comprising a matching range of wall and base units, stainless steel one and a half bowl sink unit and drainer, space for gas cooker, space for worktop fridge and freezer, tiled floor, radiator, shelved alcove.

**DINING ROOM:** 13' 0" x 13' 0" (3.96m x 3.96m) Double glazed window, feature exposed stone wall, radiator, understairs storage.

**LOUNGE:** 14' 7" x 11' 3" (4.45m x 3.43m) Double glazed window, patio doors to landscaped garden and decking, aerial point, wooden flooring, radiator.

**BATHROOM:** 11' 3" x 4' 10" (3.43m x 1.47m) Opaque double glazed window, white suite comprising jacuzzi P shaped bath, vanity wash hand basin with storage under, low level WC, tiled flooring, radiator.

**FIRST FLOOR LANDING:** Smoke alarm, doors to:

**BEDROOM ONE:** 10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window with sea views towards Godrevy Lighthouse and Carbis Bay beach, radiator, built in wardrobes, laminate flooring, aerial point, telephone point.

**DRESSING ROOM:** 11' 1" x 7' 10" (3.38m x 2.39m) With vaulted ceiling, Velux window, laminate floor.

**BEDROOM TWO:** 9' 11" x 8' 0" (3.02m x 2.44m) Double glazed window, radiator, built in wardrobe with loft hatch, Baxi combination boiler, water pressure system.

**BEDROOM THREE:** 8' 7" x 8' 1" (2.62m x 2.46m) Vaulted ceiling, Velux window, radiator.

**BEDROOM FOUR:** 11' 7" x 6' 7" (3.53m x 2.01m) Double height wooden Velux window, radiator.

**SHOWER ROOM:** 6' 5" x 5' 1" (1.96m x 1.55m) Opaque double glazed window, shower cubicle with Mira electric shower and glass door, glass feature vanity sink, low level WC, radiator, tiled flooring, extractor fan.

**OUTSIDE:** To the front there is parking. The garden is predominately to the side, is enclosed and landscaped, mainly laid to lawn with mature plants, shrubs and trees. Decked area, summer house, outside tap. Covered porch, further area with parking for approximately three vehicles.

**SHEPHERDS HUT:** Potential income (subject to any necessary planning consents), with its own private front garden.

**SERVICES:** Mains water, electricity and gas central heating.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of a mixture of block and timber under a tiled roof.

**DIRECTIONS:** Via "What Three Words" app: ///prance.scorched.burying

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)