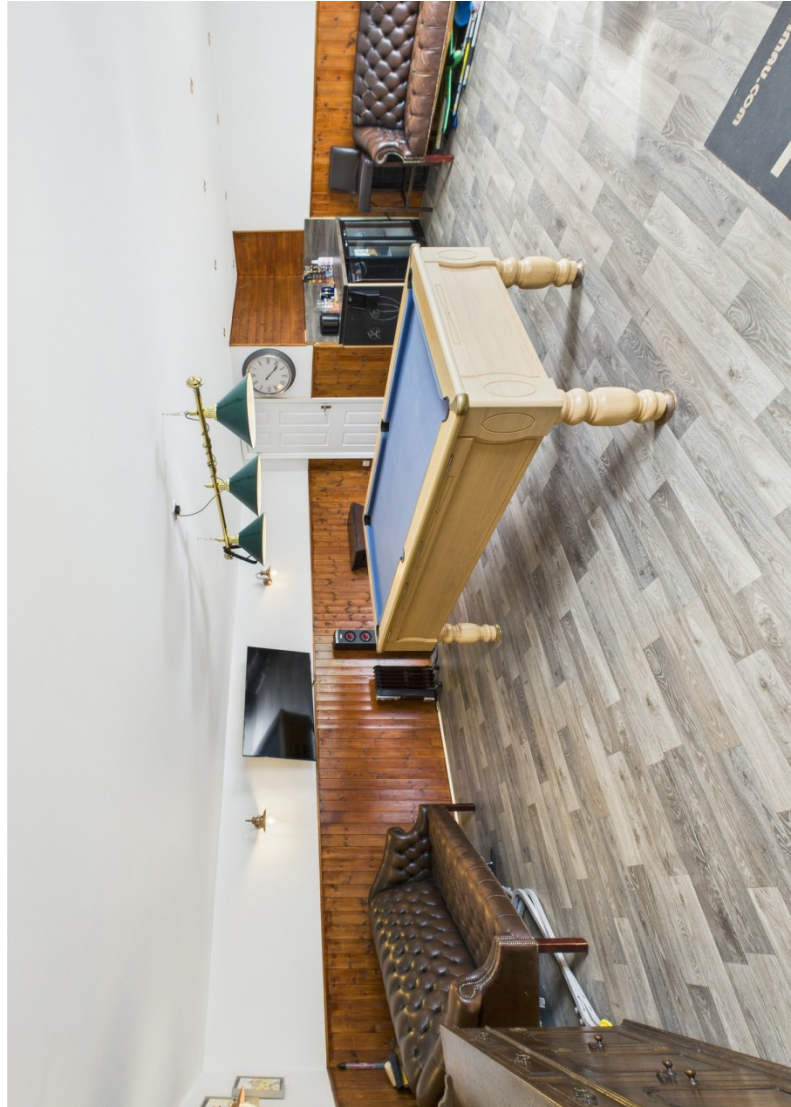


A photograph of a white two-story bungalow with a brown tiled roof. The house has large windows and a patio area with a wooden bench. In the foreground, there is a green lawn with a wooden play structure featuring a green slide. The sky is blue with white clouds.

Atlantic Bungalow, St. Ives Road,
Carbis Bay St. Ives, Cornwall,
TR26 2JX







ATLANTIC BUNGALOW, ST. IVES ROAD, CARBIS BAY ST. IVES, CORNWALL, TR26 2JX

GUIDE PRICE £830,000 FREEHOLD

*** DETACHED FIVE BEDROOM BUNGALOW WITH ONE BEDROOM ANNEXE AND DETACHED**

GAMES ROOM *

*** ATLANTIC BUNGALOW ***

*** FIVE BEDROOMS (ONE ENSUITE) * LIVING ROOM * KITCHEN * DINING ROOM ***

*** FAMILY BATHROOM * W.C. * GENEROUS SIZE ENTRANCE HALL ***

*** GOOD SIZE GARDENS TO THE FRONT AND REAR ***

*** ATLANTIC BREEZE ***

*** ONE DOUBLE BEDROOM * KITCHEN ***

*** LIVING / DINING ROOM WITH SEA VIEWS * BATHROOM ***

*** PRIVATE GARDEN AREA ***

*** DETACHED GAMES ROOM / OFFICE ***

*** PARKING AND TURNING SPACE FOR MULTIPLE VEHICLES ***

*** GAS CENTRAL HEATING * COUNCIL TAX BANDS = D & A * DOUBLE GLAZING ***

*** EPC'S = D & C * APPROXIMATELY 195 SQUARE METRES INCLUDING THE ANNEXE ***

Situated on the seaward side of Carbis Bay with sea views over surrounding properties is this well proportioned five bedroom detached bungalow with a one bedroom self contained annexe and detached games room/office. The accommodation in Atlantic Bungalow comprises five bedrooms, one of which being ensuite, living room, kitchen, dining room, bathroom, w.c and a generous entrance hall. The property has good size gardens to the front and rear with the latter enjoying far reaching sea views. Within the grounds there is a detached annexe which comprises a large double bedroom, kitchen, bathroom and a good size living/dining room with sliding doors opening to a private garden area again enjoying sea views. Another notable feature is the games room/office measuring 23' 8" x 17' 9" which overlooks the gardens with its own w.c. There is ample parking and turning space for multiple vehicles and we would highly recommend an early appointment to view to fully appreciate all this property has to offer.

ATLANTIC BUNGALOW

GENEROUS SIZE ENTRANCE HALL: Space for a study area, double glazed window to the front, two radiators, built in cupboard housing the combination boiler.

CLOAKROOM: Low level w.c., wall mounted sink, window to the side, panelling to walls.

LIVING ROOM: 19' 4" x 11' 10" (5.89m x 3.61m) Sliding patio doors to the front with sea views over the rear garden, two radiators, door to bedroom five.

KITCHEN: 11' 9" x 8' 5" (3.58m x 2.57m) Range of base units, single drainer stainless steel sink unit with mixer tap, space for double gas oven, plumbing for washing machine and dishwasher, double glazed window to the front with sea views.

DINING ROOM: Open wall to the kitchen, double glazed door and window to the rear, door to bedroom two, access to the loft.

BEDROOM TWO: 15' 6" x 8' 10" (4.72m x 2.69m) Two double glazed windows to the side one with sea views towards Hayle, one double glazed window to the rear with sea views, tv point.

INNER HALL: Built in cupboard, radiator, access to the loft.

BEDROOM ONE: 11' 9" x 9' 9" to the wardrobes (3.58m x 2.97m) Double glazed window to the rear overlooking garden, built in wardrobes, radiator.

ENSUITE SHOWER: Tiled shower cubicle with glazed door and electric shower, low level w.c., pedestal wash hand basin, heated towel rail, shelved recess.

BEDROOM THREE: 11' 10" x 9' 10" to the wardrobes (3.61m x 3.00m) Built in wardrobes, sliding patio doors to the rear garden, radiator.

BEDROOM FOUR: 8' 9" x 8' 6" (2.67m x 2.59m) Double glazed window overlooking rear garden, radiator.

FAMILY BATHROOM: 9' 9" x 5' 10" (2.97m x 1.78m) Tiled bath with mixer tap and shower attachment, separate tiled shower cubicle with glazed door and electric shower, pedestal wash hand basin, low level w.c., heated towel rail, built in airing cupboard, fully tiled walls and floor.

BEDROOM FIVE: 10' 0" x 6' 6" (3.05m x 1.98m) Accessed from the living room. Double glazed window to the side, radiator.

ATLANTIC BREEZE

ENTRANCE HALL: Steps down to:

LIVING/DINING ROOM: 20' 5" x 13' 7" (6.22m x 4.14m) Double glazed windows to both sides, sliding patio door to the rear garden with sea views, two radiators. Steps up to:

KITCHEN: 14' 1" x 7' 9" (4.29m x 2.36m) Range of base and wall mounted units, inset single bowl sink unit with mixer tap and drainer, electric hob with extractor hood over, wall mounted electric oven, space and plumbing for washing machine and slim dish washer, access to loft.

INNER HALL: Doors to bathroom and:

BEDROOM: 13' 2" x 12' 10" (4.01m x 3.91m) Double glazed windows to the side and rear, radiator.

BATHROOM: 7' 8" x 5' 2" (2.34m x 1.57m) Tiled bath with glazed screen, low level w.c., pedestal wash hand basin, heated towel rail, double glazed window to the side, fully tiled walls.

DETACHED GAMES ROOM / OFFICE: 23' 8" x 17' 9" including w.c. (7.21m x 5.41m) Double glazed patio doors and window to the side overlooking the gardens, power and light. Door to cloakroom with low level w.c., pedestal wash hand basin and window to the rear.

OUTSIDE: The property is approached over a private driveway with parking for multiple vehicles offering a dedicated area for Atlantic Bungalow and Atlantic Breeze. There is a good size lawned garden to the rear with a high brick wall surround offering a good degree of privacy and a lower patio area. There is access to the side along a further paved area leading to the front garden area which is a real feature of the property with a raised patio ideal for alfresco dining enjoying far reaching sea views over the generous size lawn. Steps lead down from the dining room door to the hot tub area adjoining the games room/office. There is a further area to the other side of the property laid to stone chippings. Atlantic Breeze also has its own garden with raised decked area again enjoying the sea views and lower gravelled area with fence surround.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach.com that We checked the phone signal with EE which was good. The property is constructed of block under a tiled roof.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction along the causeway bearing right towards Lelant. Proceed through Lelant and into the village of Carbis Bay and just before The Gannet House the property can be found on your right hand side.

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



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