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**Abbey Meadow,
Lelant, St. Ives**

Guide Price £625,000
Freehold





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Property Introduction

A delightful detached extended bungalow located in the village of Lelant on the outskirts of the popular town of St Ives.

Being situated in a quiet cul-de-sac position the bungalow has, in recent years, been extended to accommodate a feature kitchen/diner offering a good range of fitted storage units, integrated appliances, large central island worktop and bi-folding doors access the enclosed rear garden. On entering the property a generous size hallway gives access to the additional accommodation comprising of a large lounge, three bedrooms with principal having an en-suite shower room and a family bathroom, all of which benefit from double glazed windows and are complemented by a gas fired central heating system.

To the front is a brick driveway offering parking facilities with lawned garden adjacent and access to a single garage with electric up and over door. A pathway via the side of the property also gives access to the rear garden which has a patio, lawn and a variety of mature trees.

Location

Lelant is a pretty village located close to Carbis Bay and Hayle with its own sandy beach and Public House being on the popular railway line to St Ives. It is also home to West Cornwall Golf Club. St Ives has been popular for many years for renowned painters and sculptors such as Barbara Hepworth, Bernard Leach and Henry Moore, while today the town is home to the Tate modern gallery.

With its stunning granite harbour, character cottages and beaches such as Porthminster and Town beach there is also an array of popular eateries, restaurants and breathtaking coastal walks which makes the area such a desirable holiday destination and place to live. Lelant is also ideally situated for access to the main A30, therefore making other areas of the county that much easier to get to.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

GENEROUS ENTRANCE HALLWAY

Radiator, access to loft, built-in coat cupboard with light and wide steps descending down giving access to the lounge and kitchen.

LOUNGE 21' 10" x 14' 0" (6.65m x 4.26m) plus double door recess

An impressive spacious room being dual aspect with two uPVC double glazed windows, feature gas fire with attractive surround

and mantel, two radiators, three wall light points and two sets of double doors accessing the kitchen/diner and the hallway.

KITCHEN/DINER 21' 9" x 17' 3" (6.62m x 5.25m) maximum measurements

An impressive room which has been extended to create a light and airy kitchen being well equipped with double integrated oven and gas hob this being set in a large central island with a variety of storage units under and large polished granite worktop. Within the kitchen are a further range of built-in storage cupboards with under cupboard lighting, built-in dishwasher and plumbing for automatic washing machine. Single stainless steel sink unit with mixer tap, range of polished granite worktops, tiled floor with underfloor heating, double glazed door to exterior, extractor fan and storage cupboard with boiler and downlighters. The dining area has two 'Velux' windows and bi-folding doors leading to the garden plus underfloor heating.

BEDROOM ONE 16' 9" x 9' 8" (5.10m x 2.94m) maximum measurements into bay

Double glazed bay window, radiator, access to:-

EN-SUITE WET ROOM

Double glazed stained glass window. Close coupled WC, wash hand basin with large wall mirror over and shower. Tiled walls and floor.

BEDROOM TWO 10' 3" x 8' 2" (3.12m x 2.49m)

Double glazed window, radiator.

BEDROOM THREE 12' 7" x 8' 3" (3.83m x 2.51m)

Double glazed window, radiator and built-in wardrobes.

BATHROOM

Panelled bath with shower tap attachment over, vanity wash hand basin with storage cupboard under and close coupled WC. Chrome heated towel rail, tiled walls and floor and large wall mirror.

OUTSIDE FRONT

As previously mentioned the front bricked driveway gives access to the single garage. The front garden is lawned with a retaining Cornish stone wall, a variety of shrubs and an external covered entrance with courtesy light leading to the property. From the front is a side access leading to the rear garden.

GARAGE 20' 11" x 10' 1" (6.37m x 3.07m)

Electric up and over door, power connected and pedestrian door and window to the rear.

REAR GARDEN

The rear garden has a generous size paved patio, gravelled area and lawn with a variety of trees such as Silver Birch and Bay tree. Access to a timber outbuilding with further paved area with storage units and steps leading to the garage.

SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'E'.

DIRECTIONS

Proceeding along the A3074 taking you into Abbey Hill, turn left into Abbey Meadows on the left hand side where the property is situated on the right hand side. If using What3words:-Sweeping.frail.asleep

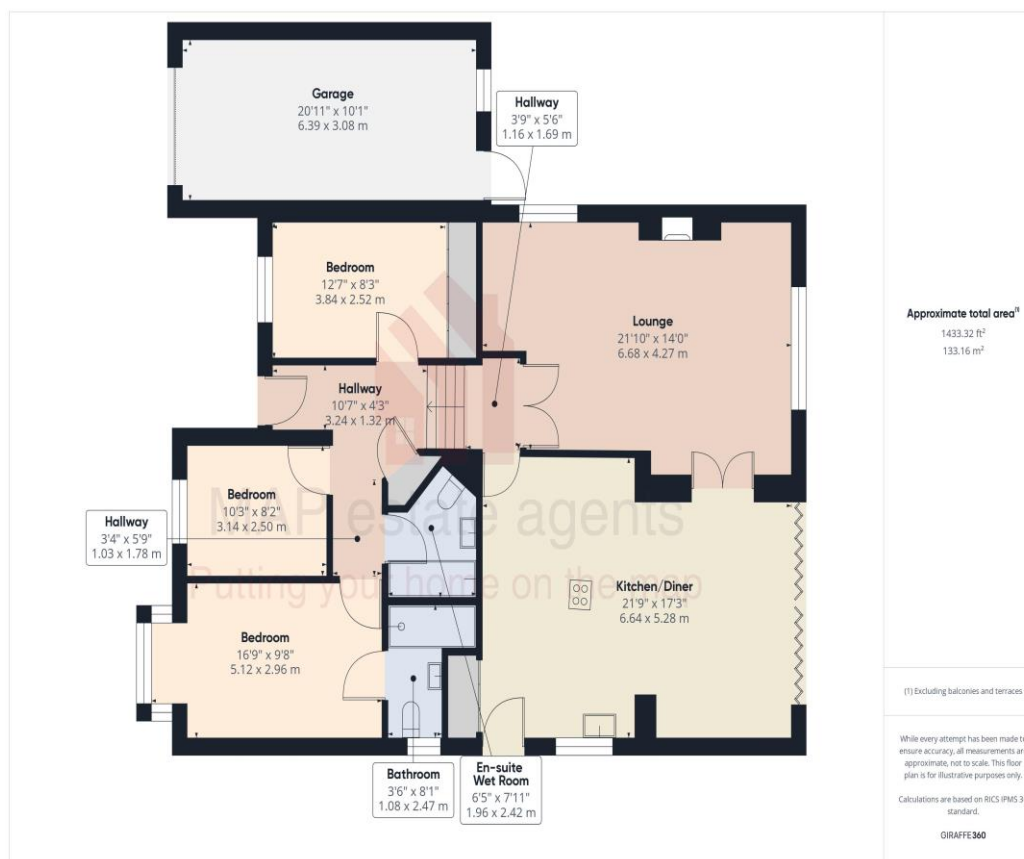


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- A delightful detached extended bungalow
- Three bedrooms, principal with en-suite wet room
- Spacious entrance hallway
- Large lounge
- Feature fitted kitchen extension with bi-fold doors
- uPVC double glazed windows and gas central heating
- Enclosed rear garden
- Garage with electric up and over door, driveway parking
- Cul-de-sac position
- Viewing highly recommended



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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