



ANDREW EXELBY  
ESTATE AGENTS

## 38 Carn Bosavern, St. Just

£260,000

 2  1  2



In an elevated position above St Just, sits this two bedroom cottage with a workshop at the end of the back garden which would make an ideal home office/workspace!

Along the traffic-free and sought-after terrace at Carn Bosavern, you enter the property across a gravelled front garden and enter in to a bright living/dining room with open fire at one end. To the rear is a modern, very appealing kitchen with wooden worktops and some integrated appliances that leads on to the versatile space that could be a utility or sun room.

Upstairs are two double bedrooms, and a family shower room that has space to accommodate a bath if needed. The larger of the two bedrooms is at the front and enjoys views out over St Just, to the moors and down to the coast - a real panorama!

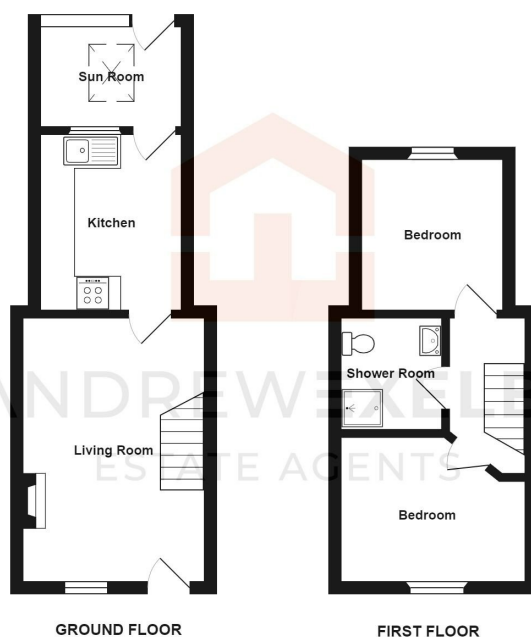
To the rear is a very pleasant garden with lawn and some beds before you reach the workshop that has it's own WC and mains power; making this an ideal hobby or workspace with views toward the coast.



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- TWO DOUBLE BEDROOM COTTAGE
- NO ONWARD CHAIN / CHAIN FREE
- OPEN PLAN LIVING ROOM/DINER
- UPVC DOUBLE GLAZING THROUGHOUT
- EPC - E
- WORKSHOP AT REAR WITH POWER & WC
- VIEWS ACROSS ST JUST TO THE SEA
- ELECTRIC HEATING THROUGHOUT
- MOVE IN READY / ALL IN GOOD ORDER
- COUNCIL TAX BAND - A



Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

All measurements are approximate and for display purposes only