



ANDREW
EXELBY
ESTATE AGENTS

Carn Bosavern, St Just TR19

£225,000

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DESCRIPTION

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 low maintenance gravelled front garden and enter in to a bright living/dining room with an open fire at one end. To the rear is a modern and 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 fantastic views out over St Just, to the moors and down to the coast - a real panorama!

LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

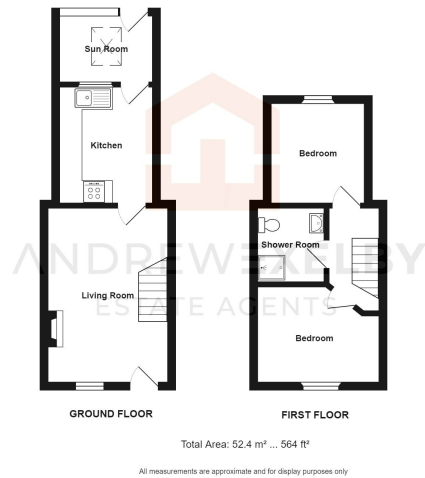
Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.

LIVING/DINING ROOM - 4.77m x 3.28m (15'7" x 10'9")

Open fire with granite surround. uPVC double glazed sash window to front. Small understairs storage cupboard. Carpet. Two electric radiators.





- 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

