



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9467

Offers around £1,100,000

**Carntiscoe Bungalow,  
Lelant Downs, Hayle, Cornwall, TR27 6LL**

**FREEHOLD**



**An individual detached dormer bungalow set centrally in its blissful private garden and grounds of about 1 acre, enjoying outstanding far reaching rural views over miles of rolling countryside. Very conveniently located and accessible yet offering peace and tranquillity.**





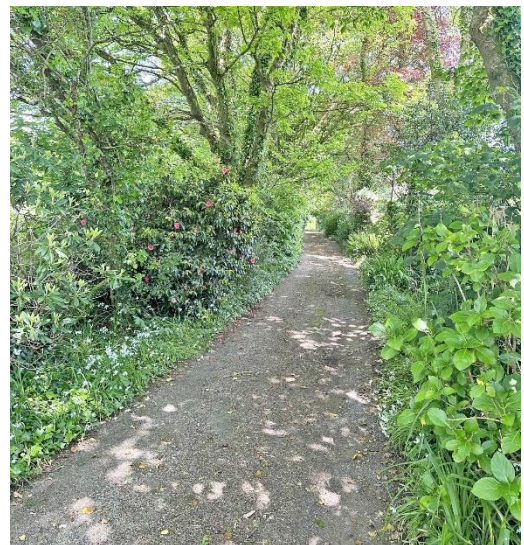


**SUMMARY OF ACCOMMODATION – In all, about 3,595sq.ft.**

**Ground Floor:** entrance hallway, kitchen/dining room, utility room, cloakroom, pantry, study, sitting room, music room, cinema room, bedroom with en-suite, family bathroom.

**First Floor:** principal bedroom with en-suite bathroom and balcony, 3 further bedrooms, family shower room.

**Outside:** mature private gardens and grounds extending to about 1 acre. Plentiful parking and storage.





## **DESCRIPTION**

Carntiscoe Bungalow, believed to have been built in 1961 by a local farmer for his family, is a large, spacious, light and airy home offering extremely flexible accommodation, extending to about 3,595sq.ft.

The accommodation is arranged over two floors and sits centrally in its large and private plot of about 1 acre, taking full advantage of the blissful and far reaching countryside views.

The house is particularly light and spacious and is currently configured to provide a large living room with outlook over the gardens and grounds with conservatory leading off, a beautifully appointed and vast kitchen/dining room with access out and views onto the gardens, with further music room and cinema room. Both of these rooms could be used as additional bedrooms if required. There is a very good sized utility room, pantry and cloakroom with further study area.

There is a generous ground floor double bedroom, with en-suite shower room, and an outlook over the front gardens and a further spacious family bathroom. The principal bedroom is located to the first floor with its own staircase access which opens onto the bedroom. Of a particularly good size with large double doors opening out onto the broad balcony, taking full advantage of its aspect and enjoying the most magnificent and far reaching rural outlook. There is a walk-in wardrobe and en-suite bath and shower room. A separate staircase from the ground floor hallway leads up to the three further bedrooms, all of which have outlooks over the gardens, and there is a shower room/wc on this floor.

The house is approached off a quiet country lane through discreet gates onto a long private driveway which opens up to the gardens and grounds. In all, the plot extends to about 1 acre and is primarily lawned with mature tree, hedge and shrub borders maximising the privacy.

There is a lovely orchard area with a good mix of fruit trees and there are broad terraces to both the front and side from which to enjoy the aspect and views out over the gardens and beyond. There is plentiful parking to one side of the bungalow with space, subject to consents, to create garaging and storage.



Contiscoe Bungalow offers a rare and compelling opportunity to purchase a very conveniently located West Country home set in delightful gardens and grounds and offering comfortable, flexible and well appointed accommodation.

## **LOCATION**

Carntiscoe Bungalow is located in the hamlet of Lelant Downs in the rural hinterland around Carbis Bay and St Ives and is approximately 2 miles from the coast at Carbis Bay. St Ives Bay itself is host to superb golden sands above which runs the South West Coast Path and the famous resort and harbourside town of St Ives is approximately 2 miles away. Nearby, Lelant has an enchanting 15th Century church at the end of the dunes which marks its history as a religious centre. The West Cornwall Golf Club is located on the north eastern side of Lelant which is a fantastic Links course enjoying wonderful sea views.

The harbourside town of St Ives offers a fascinating range of local shops, banks, post offices etc., catering for everyday needs with a delightful fishing harbour and narrow picturesque, cobbled streets. Tate St Ives Gallery is dramatically situated above the adjacent Porthmeor beach popular with surfers and in recent years many bistros, seated restaurants, cafés and galleries have been successfully established.

The property's location is an excellent starting point from which to explore the wonderful, varied coastlines and villages of this beautiful part of West Cornwall but equally it is ideally placed for easy access both in and out of the county being located approximately 3 miles from the A30 and there is also a main rail link at St Erth for the Paddington to Penzance line.

## **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Covered entrance to the **ENTRANCE VESTIBULE** with step up into:-

**ENTRANCE HALLWAY.** Understairs cupboard, three further cupboards, staircase, radiator. Doors to:-

**SITTING ROOM – 20'4" x 14'3".** A dual aspect room with windows to the front and side taking advantage of the views over the garden and beyond. Fireplace in a granite surround. Radiator. Door to:-





**CONSERVATORY.** Windows to three sides and garden views.



**MUSIC ROOM – 14'2" x 13'11".** A dual aspect room with windows over the garden, radiator.



**SITTING AREA – 9' x 8'4".** Window to the rear garden.

**STUDY – 8'9" x 6'2".** Frosted window to the kitchen.

**KITCHEN / DINING ROOM – 28'2" x 22'6" narrowing to 17'.** A superb and impressive triple aspect room with garden views, sliding doors to the outside patio area. The kitchen

comprises a range of white units, double Belfast sink with mixer tap, Samsung oven and hob, extractor. Large walk-in pantry. Door to:-



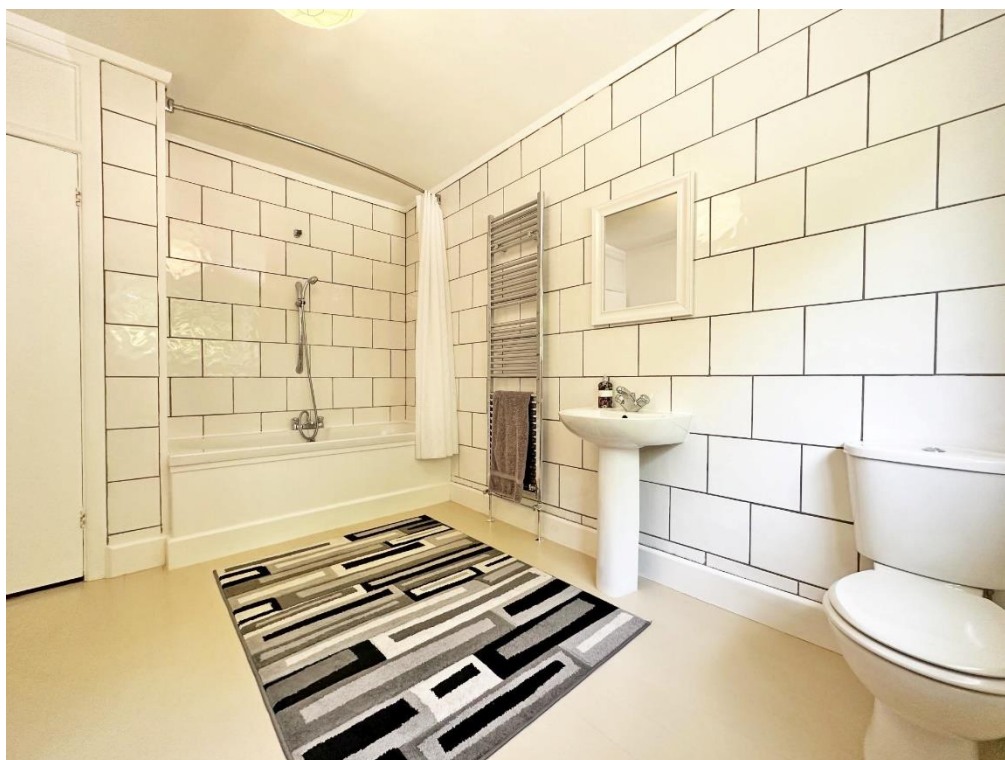
**REAR HALLWAY.** Doors to the rear garden and:-

**UTILITY ROOM.** Plumbing for automatic washing machine, base units, sink, window to rear garden.

**CLOAKROOM / WC.** Comprising low level wc, corner wash hand basin.



**FAMILY BATHROOM.** Comprising panelled bath, shower, low level wc, pedestal wash hand basin, window to the side, extract fan.



**CINEMA ROOM – 14'10" x 10'9".** Windows to the front elevation, radiator.

**BEDROOM 4 – 14'2" x 12'4".** Fitted wardrobes, window to the front taking advantage of the views. Door to:-



**EN-SUITE SHOWER ROOM.** Comprising shower, low level wc, wash hand basin in vanity unit.

From the entrance hallway, staircase with Velux to:-

### **FIRST FLOOR**

**LANDING.** Access to loft space. Doors to:-

**BEDROOM 5 – 8'2" x 8'.** Window to the side elevation with views, radiator.

**BEDROOM 3 – 11'9" x 11'2".** Dual aspect with windows to the side and rear views.

**BEDROOM 2 – 14'4" x 9'8".** Two windows to the rear, radiator.

**FAMILY SHOWER ROOM / WC.** Shower, low level wc, wall mounted wash hand basin, towel rail, Velux window.

From the entrance hallway a private staircase leads up into the:-

**PRINCIPAL BEDROOM – 22'3" x 14'7".** A delightful main bedroom with double doors opening out onto the broad private balcony. Taking full advantage of the aspect and exceptional far reaching rural views. Walk-in dressing area. Door to:-



**EN-SUITE BATH / SHOWER ROOM.** A very good sized room with oversized bath, low level wc, heated towel rail, shower cubicle, wall mounted wash hand basin, Velux window.





## OUTSIDE

Carntiscoe Bungalow is approached off a quiet lane through a discreet gateway which leads to a long private driveway opening out into the 1 acre of extraordinarily private gardens and grounds.

The house takes full advantage of its private position with a lovely outlook to the front over miles of country and farmland. To one side of the bungalow is a large parking and storage area and there are two separate sheds in the grounds.





There is an orchard area towards the front and rear of the garden and this has a good variety of fruit trees. The gardens are primarily lawned and the bungalow sits very centrally in its plot. There is a broad and deep sun terrace to the front of the bungalow which provides a lovely alfresco dining area and further terraced patio area accessed from the dining area.

## **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR27 6LL.

**SERVICES** – Mains water and electricity. Private drainage. Oil fired central heating.

**COUNCIL TAX BAND** – F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

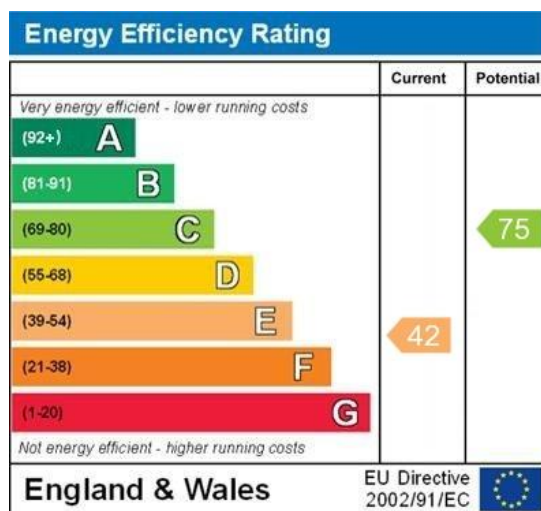
**DIRECTIONS** – From the St Erth roundabout take the turning towards St Ives, passing over the first roundabout by the garden centre and at the second roundabout take the left hand turning towards Lelant Downs. As you come into Lelant Downs take the left hand turning onto Carntiscoe Road and the discreet entrance to the bungalow will be found on the left hand side.

**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

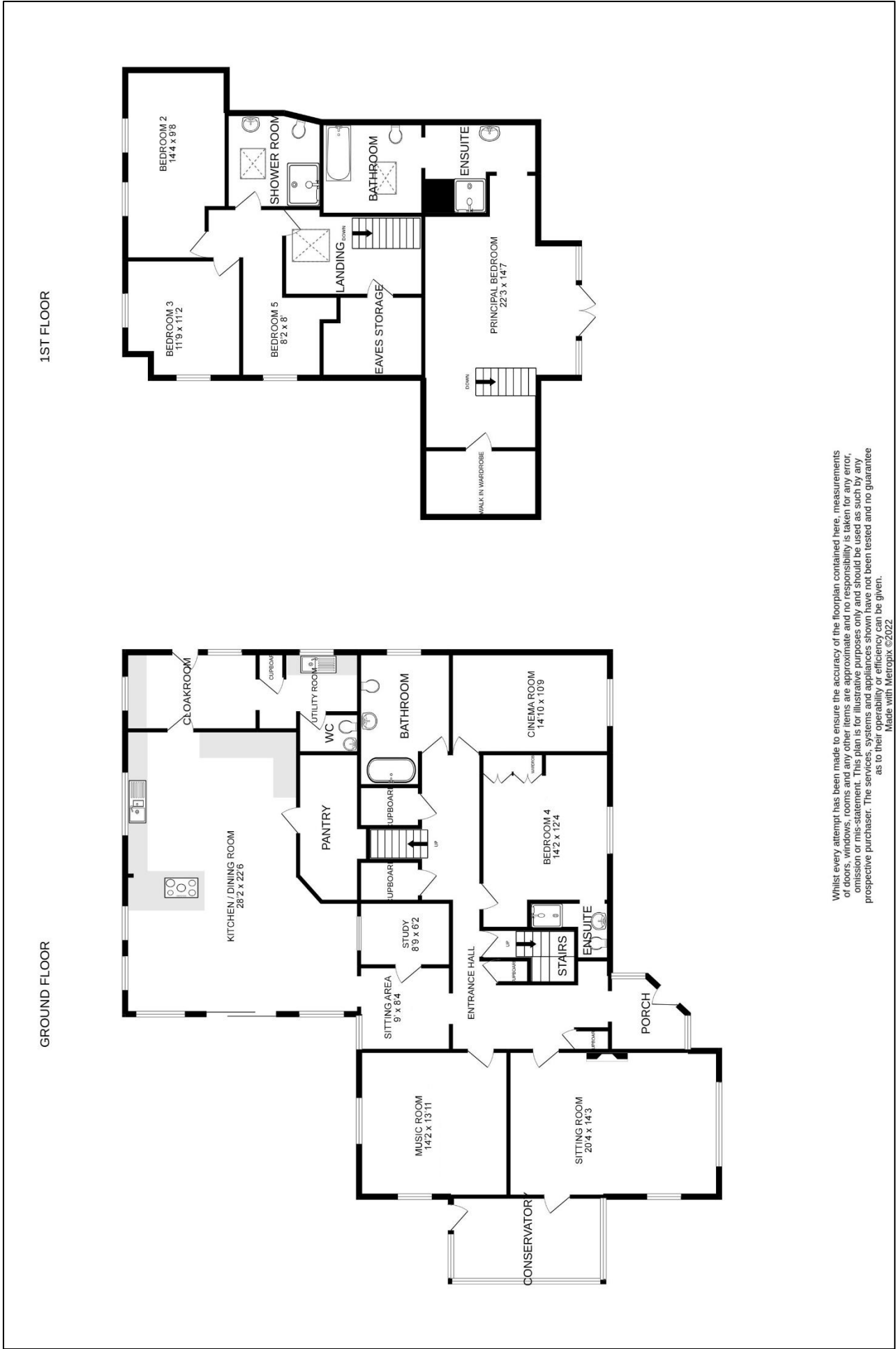
Approved Redress Scheme



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Not to scale – for identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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