



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10445

£425,000

18 The Carracks,
St Ives, Cornwall, TR26 3AJ

FREEHOLD



An immaculately presented, detached contemporary home on the rural fringes of St Ives. Tucked away but within walking distance of the town's many amenities, picturesque harbour and sandy beaches. The 3 bedroomed, 3 bathroomed accommodation comprising stylish open-plan living is perfect as a practical family home or an easy to care for holiday home/let. Offered for sale with plenty of parking and a west facing garden. An internal inspection is highly recommended to fully appreciate its convenient location and comprehensive accommodation.



SUMMARY OF ACCOMMODATION – In all, circa 1,000sq.ft.

Ground Floor Entrance hallway, open-plan kitchen/dining/living room, cloakroom/wc.

First Floor Landing, family bathroom, utility room, study area. Principal bedroom with en-suite shower room. 2 further bedrooms (1 with en-suite shower room).

Outside Enclosed hard landscaped west facing garden to the front. Rear courtyard with room for storage, etc. Timber shed to the side, driveway parking for 1 large car, 2 further parking spaces available directly to the front of the property.

DESCRIPTION

18 The Carracks presents an opportunity to secure a versatile home which is modern, stylish and easy to maintain. Built around 8 years ago by renowned developers Acorn Blue and with the benefit of the remaining build warranty, the property is tucked away from the hustle and bustle of St Ives but is only a stone's throw to the town and its glorious surrounding sandy beaches. The property's façade is half clad with white render and some attractive stone facing around the front door in line with the general aesthetic of the neighbouring properties.



The west facing garden is enclosed with timber fencing and hard landscaped for ease of maintenance with a paved terrace directly outside the open-plan kitchen/dining/living room, suitable for alfresco dining and entertaining. Gravelled pathways to either side of the property lead to a rear courtyard with space to dry washing and store garden implements, etc. There is driveway parking for one large car/van and hardstanding to the front with space for two further cars. A practical option for anyone desiring to live in St Ives but requiring multiple car parking spaces.

The property has been well taken care of during our client's ownership and immaculately presented, the contemporary accommodation on the ground floor has the benefit of underfloor heating, modern fitted kitchen with integral appliances and granite worksurfaces, leaving plenty of room for a large dining table, chairs and sofas. The room is incredibly light and bright with uPVC double glazed doors with matching side screens leading straight out into the garden. A separate wc completes the ground floor accommodation and upstairs has three bedrooms, three bathrooms, utility room and a study area under a Velux rooflight. The bath and shower rooms are again well fitted with attractive complementary tiling and heated towel rails/radiators.

In all, a delightful stylish home offering energy efficiency and practical, convenient living in a sought after location. An internal inspection of the property is highly recommended and sure not to disappoint.



LOCATION

The Carracks is an exceedingly convenient spot, within walking distance of the iconic and picturesque harbourside town of St Ives with an array of golden sandy beaches along the north coast and its picturesque cobbled town centre. Carbis Bay, Lelant Downs and Lelant are all just a short distance away.

To the south is the popular town of Penzance with its promenade and lido and excellent travel links including the A30 and main Penzance to London Paddington railway line. The surrounding towns and villages provide an array of shopping facilities, schooling and eateries. The property is surrounded by many miles of blissful open countryside nearby, including Rosewall Hill and the National Trust's Little Trevalgan. Nearby public footpaths meander through the fields



for all to enjoy some of which linking to the **South West Coast Path** and onto the many miles of undulating coast paths around St Ives.

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

UPVC front door into:-

ENTRANCE HALLWAY UPVC double glazed window to side aspect and stairs ascending to the first floor. Doors to:-

CLOAKROOM / WC WC and pedestal wash hand basin with tiled splashback and quartz covered storage shelf over, porcelain tiled floor and complementary wall tiling.



OPEN-PLAN KITCHEN / LIVING / DINING ROOM – 19'9" x 17'7" UPVC double glazed French doors and matching side panels with opening windows providing access and views to the front garden, another uPVC double glazed window to the side aspect. Comprehensive range of modern matching wall and base units incorporating drawer and cupboard space with granite worksurfaces over, inset double oven and gas hob, integral fridge freezer and dishwasher. Door to storage cupboard with power and light, housing manifolds for the underfloor heating to the ground floor.



FIRST FLOOR

Short flight of stairs with a uPVC double glazed window to side aspect leads to the:-

LANDING Doors to:-



FAMILY BATHROOM UPVC obscured double glazed window to the rear, three piece suite comprising panelled bath with mixer shower over, low level flush, wash hand basin. Complementary tiled flooring and splashback, quartz covered deep window sill and shelving. Towel rail/ radiator.

UTILITY ROOM Wall and base units cupboard space with worksurface over, space and plumbing for washing machine.

BEDROOM 3 – 10'4" x 9'7" Double aspect room with uPVC double glazed windows to side and rear gravelled courtyard.

Short flight of stairs to:-

STUDY AREA – 8'9" x 8'1" maximum measurements Velux rooflight and door to eaves storage space, further built-in cupboard.

Doors to:-



PRINCIPAL BEDROOM – 13'3" x 11'8" UPVC double glazed window to front elevation enjoying westerly countryside views. Door to:-



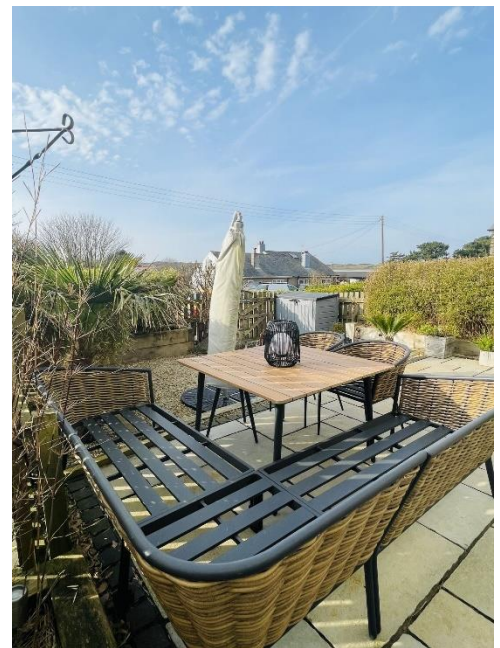
EN-SUITE SHOWER ROOM Attractively tiled with uPVC double glazed window to the side aspect, walk-in shower unit with glazed panel, wc, wash hand basin with display shelving and mirror over, towel rail/radiator.

BEDROOM 2 – 11'7" x 10'1" Window to front elevation with views as before. Door to:-

EN-SUITE SHOWER ROOM Attractively tiled. Walk-in shower unit with glazed panel, wc, wash hand basin with display shelving and mirror over, towel rail/radiator.



OUTSIDE



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 TR26 3AJ.

SERVICES Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80 Mbps download speed. 20 Mbps upload speed.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

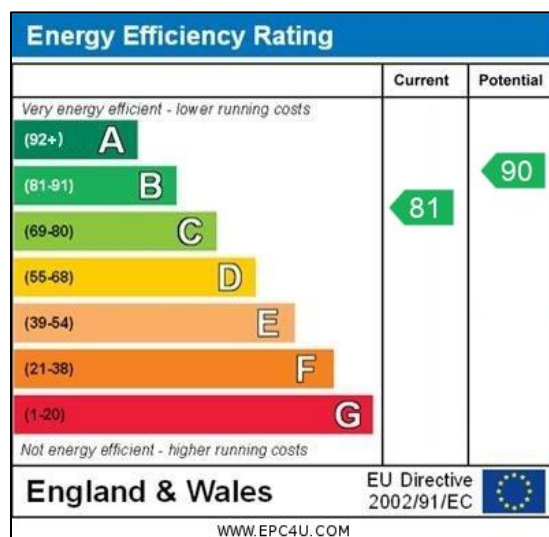
DIRECTIONS From the centre of St Ives travel through Higher Stannack onto the B3306, turning left onto the B3311 and then at the crossroads turn right onto Towednack Road, turning left then onto The Carracks. When you have turned off the highway into The Carracks turn immediately left again where No.18 will be found half way along on your 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.

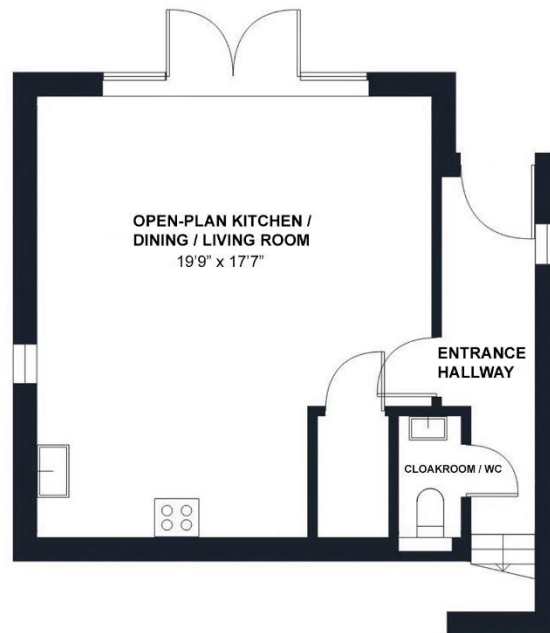
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



GROUND FLOOR



FIRST FLOOR

