

ENYS VIEW, CARTHEW WAY

St. Ives, TR26 1RJ



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Price: £795,000 - Guide

With magical views encompassing the whole of Porthmeor Beach, Clodgy, The Island and up the coast to Godrevy Lighthouse, this interesting, 3 bedroom semi-detached home, affords light and bright accommodation that really must be viewed. Offering well tended gardens and patio along with off road parking, this is a home of calmness and coolness. Viewing essential



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Front door leading into

ENTRANCE HALLWAY

Slate flooring, stairs to first floor and steps down to lower ground floor, window to the front with further circular window to the front half way up the stairs, door to

CLOAKROOM

Slate floor, close coupled WC, wash hand basin, patterned window to the front

KITCHEN / DINER

Lovely light room with original parquet flooring, wood panelled walls, 'Old School' radiator, range of eye and base level units

with ample worktop surfaces over, 4 ring gas hob with electric oven under and extractor hood and fan over, integrated fridge freezer and washing machine, stainless steel sink unit and drainer with taps over, double glazed window to the front looking into the conservatory with views, further door and window to the conservatory.

CONSERVATORY

You'll struggle to find many better views in St Ives than from this conservatory, Looking over Porthmeor Beach and the surrounding coastline taking in Manshead, Clodgy and The Island looking further up to Godrevy. Radiator, power points, door out to the garden

From the entrance hallway steps down with storage cupboard and door to

BEDROOM

Beamed ceiling, windows to the rear and side offering fine sea and coastal views over the garden, power points, radiator, door to

EN-SUITE

Panelled bath, close coupled WC, pedestal wash hand basin, window to the side

FIRST FLOOR LANDING

BEDROOM

Bespoke window to the rear offering stunning views, further window to the side, built in wardrobes housing hanging space and shelving, power points

BEDROOM

Radiator, window to the side, power points

Up further steps to a small landing and door to

LOUNGE

Wood flooring, part pitched ceilings, lovely window to the front offering the same superb sea and coastal views, power points, window to the front, wall mounted electric fire

SHOWER ROOM

Walk in corner shower cubicle, corner WC, heated towel rail, glass block to the front, wash hand basin

OUTSIDE

To the front of the property is an off road parking area which holds parking for around 2 vehicles, this is access off Carthew Way down a small private lane. There is an access to the side and pathway leading down to a small tropical style garden with pathway and range of palms and shrubs, Up above is a large patio area with glass surround offering superb sea and coastal views (underneath this is shed, very dry and ideal for storage). this faces west so the sunsets from here are spectacular. The gardens are on a number of tiers with lawn areas, mature shrubs and plants and a pathway leading to each tier. The sea can be heard from the garden.



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Approximate Area = 1103 sq ft / 102 sq m

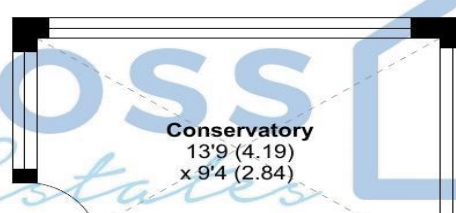
Outbuilding = 50 sq ft / 5 sq m

Total = 1153 sq ft / 107 sq m

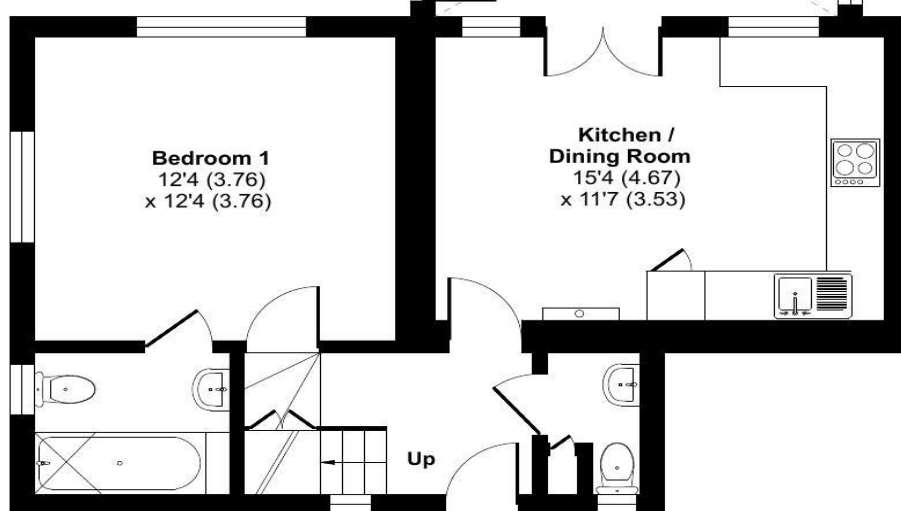
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FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Cross Estates Limited. REF: 858358

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