

THE OLD MEADOW, HIGHER BOSKERRIS

Carbis Bay, St. Ives, TR26 2TL

Price: £440,000



**CROSS
ESTATES**

www.crossestates.co.uk

An extremely spacious 5 bedroom detached home located in one of the more popular residential areas of Carbis Bay, close to the schools and other amenities. Very well finished internally, this super sized home must really be viewed to be fully appreciated. With large open plan living room, conservatory, en-suite master bedroom, ample off road parking, garage, rear gardens, gas central heating and some sea views.





THE OLD MEADOW HIGHER BOSKERRIS, Carbis Bay, St. Ives, TR26 2TL

An extremely spacious 5 bedroom detached home located in one of the more popular residential areas of Carbis Bay, close to the schools and other amenities. Very well finished internally, this super sized home must really be viewed to be fully appreciated. With large open plan living room, conservatory, en-suite master bedroom, ample off road parking, garage, rear gardens, gas central heating and some sea views.

This property is truly deceiving from the outside that only viewing internally will any purchaser be able to gauge how substantial this home is.

ENTRANCE HALLWAY 19' 9" x 9' 4" (6.01m x 2.84m)

Stairs rising to first floor in oak, cupboard under the stairs, radiator, power points

BEDROOM FOUR 14' 9" x 9' 6" (4.49m x 2.89m)

Double glazed window to the front, radiator, power points

LOUNGE / DINER 15' 5" x 14' 1" (4.7m x 4.3m)

UPVC double glazed window to the side, oak flooring, sliding hardwood doors leading out to the conservatory, radiator, ample power points, further double glazed window to the side

KITCHEN / DINER 24' 3" x 14' 5" (7.4m x 4.4m)

Kitchen comprises an extensive range of eye and base level units with ample granite worktop surfaces over, breakfast bar area, stainless steel 'Butler' style sink unit with mixer taps over. Space for large gas cooker with extractor hood and fan over, plumbing for washing machine and dryer, ample power points, UPVC double glazed windows to the rear and side.

CONSERVATORY 16' 1" x 14' 1" (4.9m x 4.3m)

Tiled flooring, glazed to 3 sides with double doors opening onto the rear garden

BEDROOM FIVE 10' 8" x 12' 0" (3.25m x 3.67m)

Double glazed window to the front, radiator, power points

BATHROOM

UPVC double glazed window to the side. tiled flooring and part tiled walls, panelled bath, pedestal wash hand basin, close coupled WC, stainless steel heated ladder towel rail

FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to

BEDROOM THREE / STUDY 6' 11" x 11' 1" (2.11m x 3.37m)

UPVC window to the side, Velux window to the rear with sea views, storage space under the eaves, power points, radiator

BEDROOM ONE 18' 10" x 11' 4" (5.75m x 3.46m)

A super room having 2 Velux windows to the rear affording sea and coastal views up to and beyond Godrevy Lighthouse, ample storage under eaves, power points, radiator, door to

EN-SUITE 7' 10" x 9' 6" (2.38m x 2.89m)

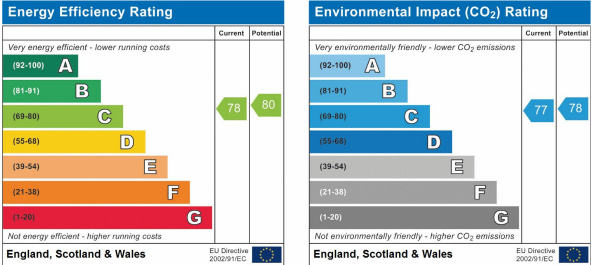
Jack and Jilled with bedroom One. UPVC double glazed window to the side. Tiled flooring, panelled bath, corner shower unit with electric shower inset, pedestal wash hand basin, close coupled WC, part tiled walls, UPVC double glazed window to the side, access to loft space.

BEDROOM TWO 9' 6" x 18' 11" (2.89m x 5.77m)

Another super large room having 2 Velux windows to the front, ample storage under eaves, power points and radiator. Jack and Jill shared en-suite with Bedroom One

OUTSIDE

The property is located behind a mature hedge. Brick paved block driveway holding parking for around 5 vehicles. The driveway (which is shared with next door) leads to a single garage and gate access to the rear garden. The rear garden is mai by fenc



THE OLD MEADOW HIGHER BOSKERRIS, Carbis Bay, St. Ives, TR26 2TL

The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry
team
PROPERTY SHARING EXPERTS



C475 Printed by Ravensworth 01670 706868