

# STEEPLE LODGE, STEEPLE LANE

St. Ives, TR26 2AY

Price: £1,250,000



A beautiful detached contemporary home with one bedroom annexe finished to an extremely high specification, located on one of the most well thought of roads within St Ives. Offering extremely flexible accommodation including possible workspace with outdoor entertaining lodge, large double garage, well tended gardens and ample off road parking. Currently the property is utilised as 4 bedroom (3 en-suite) home with separate shower room, large utility room, walk in pantry / larder, amazing German fitted kitchen, large open plan sitting / dining area with a number of bi-fold doors opening out to the garden, spacious lounge with integral fitted corner log burner, beautiful entrance hall with bespoke oak staircase rising to a mezzanine landing, further large lounge or workspace again with bi-fold doors to the rear. With superb high specification one bedroom annexe, own entrance and small courtyard. This is a superb property, please contact for viewings.







#### ENTRANCE HALLWAY

Bespoke oak staircase with stainless steel handrail with glazed inserts rising to the first floor mezzanine landing and 2 bedrooms, oak flooring, power points, underfloor heating, door to

#### UTILITY ROOM 14' 7" x 7' 8" (4.45m x 2.34m)

Tiled flooring, 2nd door to annexe, UPVC door and window to the side, power points, plumbing for washing machine and dryer with ample worktop surface over. Stainless steel sink unit and drainer with taps over

#### BEDROOM FOUR 16' 9" x 11' 6" (5.11m x 3.51m)

UPVC double glazed window to the front and further window to the side, underfloor heating, power points, door to

#### EN-SUITE

Tiled flooring, and tiled walls, large walk in shower cubicle with mains connected shower with rainfall and detachable head, close coupled WC, wash hand basin, heated towel rail

#### STUDY / BEDROOM THREE 11' 2" x 9' 2" (3.40m x 2.79m)

UPVC double glazed window to the front, underfloor heating, power points

#### HALLWAY

Large airing cupboard with hot water tank.

#### KITCHEN 28' 9" x 14' 1" (8.76m x 4.29m) max

Superb high quality kitchen with underfloor heating. An extensive range of modern eye and base level units with ample Corian worktop surfaces over with under unit lighting. Large breakfast bar and eating area. Siemens double oven ( steam and fan) 4 ring electric hob with enclosed extractor over. Integrated dishwasher and fridge freezer. TV point, power points. Sink unit with routed worktop with taps over (the taps are a detachable and instant hot water)

#### DINING ROOM 29' 2" x 10' 2" (8.9m x 3.10m)

Stunning room with underfloor heating, 4 sets of bi-fold doors opening out to the rear patio and garden, large square roof light giving this room an excellent degree of extra light, ample power points

**LOUNGE** 23' 9" x 14' 0" (7.24m x 4.27m)

Another beautifully appointed room with UPVC double glazed window to the side, bespoke corner log burner raised and on a slate hearth, TV points, power points, underfloor heating.

From the kitchen hallway leading to

**WALK IN PANTRY / STORE ROOM** 9' 8" x 5' 7" (2.95m x 1.70m)

Range of shelving, power points, worktop space

**SHOWER ROOM**

Tiled floor and walls, large walk in shower cubicle with mains connected shower, rainfall and detachable shower head. Heated ladder towel rail, close coupled WC, large contemporary wash hand basin.

**2ND SITTING ROOM / FURTHER BEDROOM / WORKROOM** 11' 7" x 11' 4" (3.52m x 3.45m)

Power points, TV point, underfloor heating, walk through to

**FAMILY ROOM / BEDROOM / OFFICE** 11' 4" x 10' 3" (3.45m x 3.12m)

Power points, TV point, underfloor heating, bi-fold doors leading out to the garden

**FIRST FLOOR****BEDROOM TWO** 18' 5" x 13' 5" (5.61m x 4.09m)

Super bedroom with part pitched ceiling, Velux window to the rear, storage under eaves, built in walk in wardrobe with shelving and hanging space, radiator, door to

**EN-SUITE**

Fully tiled floor and walls, walk in shower cubicle with mains connected shower, close coupled WC, wash hand basin, heated towel rail

**BEDROOM ONE** 21' 9" x 19' 7" (6.63m x 5.97m) Max

Brilliantly sized bedroom with large bespoke window to the side. Ample power points, TV point, door to a large walk in wardrobe. Further door to

**EN-SUITE**

Large en-suite with large walk in shower cubicle having mains connected shower inset with rainfall and detachable head, large bath, wash hand basin, heated towel rail, close coupled WC, Velux window to the rear, tiled floor and walls

**ANNEXE**

Separate door from the side into

**LIVING ROOM** 19' 0" x 11' 11" (5.79m x 3.63m)

UPVC double glazed doors to the front opening to small courtyard. TV point, power points. Kitchen comprises and extensive range of eye and base level units with worktop surface over, integrated fridge, 4 ring electric hob with electric oven under, stairs to first floor

**BEDROOM** 12' 1" x 9' 1" (3.68m x 2.77m)

Pitched ceiling, power points, bespoke window to the front, power points, TV point

**SHOWER ROOM**

Tiled floor and walls, walk in shower cubicle with shower inset, close coupled WC, wash hand basin, heated towel rail







## OUTSIDE

### **GARAGE** 21' 0" x 17' 10" (6.40m x 5.44m)

Large garage with electric and light connected.

### **GARDENS**

To the front, the property is approached via a gravel driveway and parking area which holds parking for numerous vehicles. This area is bordered by Cornish hedging and planted with a range of shrubs and plants. There is gate access to both sides of the property which in turn lead to the rear garden. To the rear is a large slate patio area which leads directly from property. A large well tended lawn is bordered by mature hedging with a large palm style plant.

### **GARDEN LODGE** 19' 4" x 10' 6" (5.9m x 3.2m)

Super garden addition, ideal for garden entertaining when enjoying some alfresco dining. With wood burner, seating and power points. There are 2 store areas.

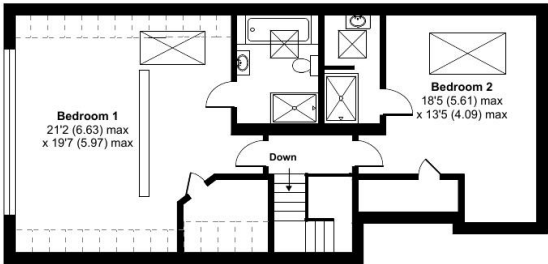
## AGENTS COMMENTS

This is a lovely house. Lovely in the fact of the style, decor and size but also because the vendors have thought of attention to detail when designing. It would be a pleasure to live in with lots of storage and practicality, unusual for such a contemporary property. The annexe give the potential for dependent relatives or friends and family to stay, equally a possible source of further income. The property (including garage) is around 4074 sq ft

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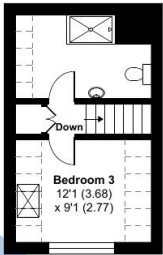
## Steeple Lane, St. Ives, TR26

Approximate Area = 3700 sq ft / 343.7 sq m (includes garage)  
Limited Use Area(s) = 146 sq ft / 13.5 sq m  
Outbuilding = 228 sq ft / 21 sq m  
Total = 4074 sq ft / 378.4 sq m  
For identification only - Not to scale

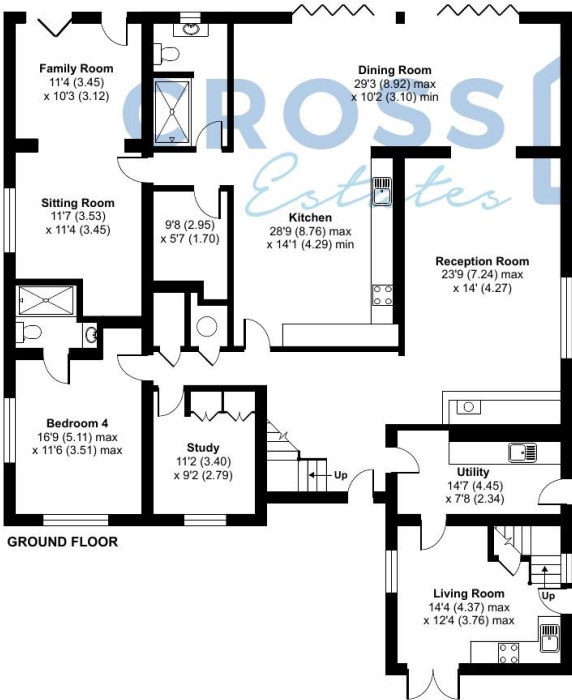


FIRST FLOOR

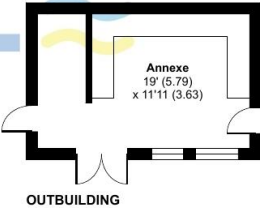
Denotes restricted head height



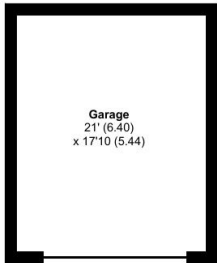
SECOND FLOOR



GROUND FLOOR



OUTBUILDING



Garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cross Estates Limited. REF: 809215

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