

# WAYSIDE COTTAGE, TYRINGHAM ROAD

Lelant, St. Ives, TR26 3LJ



# CROSS ESTATES

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**Price: £325,000**

This is a fantastic opportunity for someone wanting a great sized and character filled 4 bedroom cottage with off road parking / garage and a lovely well tended enclosed rear garden. The cottage itself does need refurbishment however this is great project for someone with enthusiasm and vision to return this great property back to its former glory. With 3 double and 1 single bedrooms, 3 large reception rooms and kitchen on the first floor with room (subject to consents) to extend. Situated within the popular and very well thought of village of Lelant, close to the beautiful estuary, coastal footpath and West Cornwall Golf Club. There are ample transport links within the village.





### LOCATION

Located in the picturesque village of Lelant, nestled on the beautiful Cornish Coastline, this charming village is renowned for its stunning estuary, captivating coastal walks and West Cornwall Golf Club. The village has easy transport links both into St Ives and out to the main A30, with a small train station which runs the branch line to St Ives and St Erth where the main rail network runs from. There is a well thought of pub within the heart of the village which serves food and craft beers and the incredible coastal walks along the estuary down to the expansive and unspoilt Porthkidney Sands.

### ENTRANCE HALL

Ornate and we believe tiled flooring, cornice ceiling, electric wall radiator, door to

### LOUNGE 11' 9" x 11' 2" (3.57m x 3.4m)

Lovely room with multi paned sash window to the front, exposed granite wall with fireplace, central beam, power points, alcove with shelving, electric radiator, power points, TV point

### 2ND LOUNGE 8' 0" x 12' 8" (2.45m x 3.87m)

Multi-paned sash window to the front, 2 alcoves with slate fireplace, power points, electric radiator

### DINING ROOM 10' 5" x 11' 3" (3.17m x 3.44m)

Another fantastic room with brick built fireplace, electric wall heater, power points, beamed ceiling, window and doors to the gardens, alcove cupboard

### KITCHEN 9' 10" x 6' 11" (3m x 2.1m)

Galley kitchen with tiled flooring, range of eye and base level units with worktop surfaces over, 4 ring gas hob with electric oven under, integrated dishwasher, built in under-stairs larder, electric box, sink unit and drainer with taps over, beamed ceiling, alcove with inbuilt cupboard, window to the rear, and door leading out to the rear patio

### FIRST FLOOR

Half turn staircase with stained glass window to the rear, further steps up to the main landing

### BATHROOM

Window to the rear, fully tiled walls, panelled bath with mains connected shower over and shower screen, airing cupboard with slatted shelving, electric radiator, pedestal wash hand basin

#### WC

High level cistern WC, wash hand basin, window to the rear

#### BEDROOM ONE 10' 2" x 10' 10" (3.1m x 3.3m)

Sash window the front, power points, electric wall heater, built in wardrobe housing hanging space and shelving

#### BEDROOM TWO 7' 7" x 10' 10" (2.3m x 3.3m)

Sash window to the front, electric radiator, power points

#### BEDROOM THREE 9' 10" x 10' 6" (3m x 3.2m)

Sash window to the front, built in wardrobe and storage. electric radiator, power points

#### BEDROOM FOUR 12' 6" x 8' 0" (3.8m x 2.45m)

Sash window to the rear, built in wardrobe housing hanging space and shelving, electric radiator

#### OUTSIDE

As you step out from the property, you'll find a lovely garden with a spacious patio, perfect for relaxing and enjoying the outdoors. The patio is well-sized, providing plenty of room for outdoor furniture and entertainment. Adjacent to the patio, you'll discover a block-built storage shed, offering ample space to store tools, gardening equipment, and other belongings. Additionally, there is an outside toilet, conveniently located for easy access while enjoying the garden. A set of steps leads you up to a generously sized lawned area, which serves as the centre-piece of the garden. This lush, green space has been meticulously maintained and bordered by mature shrubs and

vibrant plants, adding an array of colours and scents to the surroundings. It provides a delightful area for children to play or for hosting outdoor activities. Nestled within the garden, there is a patio dining area, where you can enjoy meals alfresco. Adjacent to this, you'll notice the remnants of a once-charming garden pond, adding a touch of tranquillity to the atmosphere. Although the pond may no longer be in use, its presence adds a unique charm to the outdoor space. For added convenience, there is a gate that provides access to the road via a neighbouring property. This allows for easy passage without needing to go through the main entrance. There is a detached garage separate from the property, offering parking space for two vehicles. Overall, this garden offers a perfect blend of functionality, beauty, and tranquillity. Whether you're seeking a peaceful retreat, a place to entertain guests, or a safe haven for children to play, this garden provides it all.

#### TENURE

Freehold

#### EPC

F

#### COUNCIL TAX

C

#### FLOOD RISK

Surface Water - Very Low Risk Sea and River - Very Low Risk

#### AGENTS NOTE

The garage and parking is separate from the property and access is through Durley Dene. Access was always granted through to the parking and garage but buyers will need to ask their legal representatives for the documentation



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GROUND FLOOR



1ST FLOOR



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