

4 KNILL COTTAGES, STEEPLE LANE

St. Ives, TR26 2AY

Price: £295,000



CROSS ESTATES

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A beautiful cottage full of character and charm located in an extremely quiet and private location just off from the highly regarded Steeple Lane, on the outskirts of St Ives and just into Carbis Bay. Being offered for sale with no further chain, the cottage boasts lovely large front gardens. Internally there is an open plan living room with exposed granite walls with wood burner in the small inglenook fireplace, there is a small store room / utility room to the rear and on the first floor, 2 bedrooms and a bathroom. Viewing is highly recommended. Use QR code for material information





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UPVC double glazed front door into

LIVING ROOM 15' 1" x 14' 5" (4.6m x 4.4m)

Lovely character filled room with beamed ceiling, stairs to first floor, beautiful granite small inglenook fireplace with multi fuel burner, recess with shelving, power points, laminate flooring. Kitchen area comprises a range of base level units, composite sink unit and drainer, space for fridge and plumbing and space for washing machine, UPVC double glazed window and door to the rear, complimentary tiling, power points

STORE ROOM / UTILITY ROOM

Located outside to the rear with window to the side. Currently there is no power connected but would be quite a simple job to connect, brilliant space for storage of garden equipment, bikes etc.

FIRST FLOOR LANDING

Access to loft space, doors to

BATHROOM 7' 10" x 5' 7" (2.4m x 1.7m)

UPVC double glazed window to the side, panelled bath with electric shower over, low level WC, pedestal wash hand basin, electric heated towel rail

BEDROOM TWO 9' 2" x 5' 11" (2.8m x 1.8m)

UPVC double glazed window to the rear, power points

BEDROOM TWO 13' 5" x 8' 10" (4.1m x 2.7m)

UPVC double glazed window to the front with window seat overlooking the lovely front gardens, built in wardrobes housing hanging space and shelving, exposed granite wall, power points

OUTSIDE

One of the redeeming features of this lovely cottage are the gardens. To the front is a large front garden, mainly laid to lawn with small corner patio to the far end and a patio directly from the property. The garden is bordered by mature hedging and shrubs and plants. There is a timber log store and further block built small shed. To the rear is an access out to the store / utility room. There is on road parking locally.

To the front of the garden there is a path where neighbours have access over, the same applies to the rear

MATERIAL INFORMATION

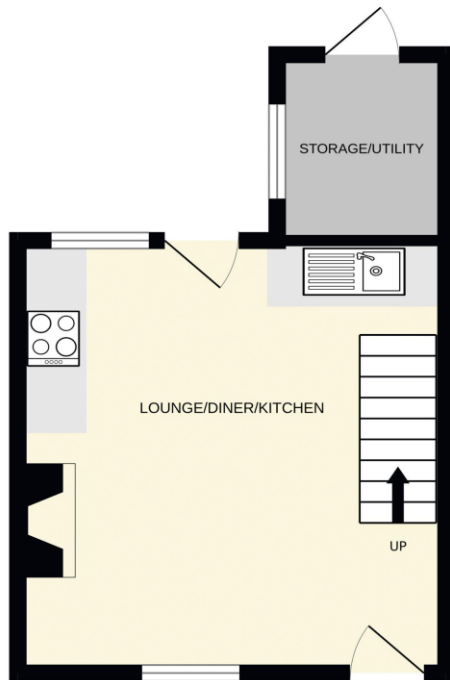
Verified Material Information Council tax band: A Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Room heaters only Heating features: Wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: On Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: E All information is provided without

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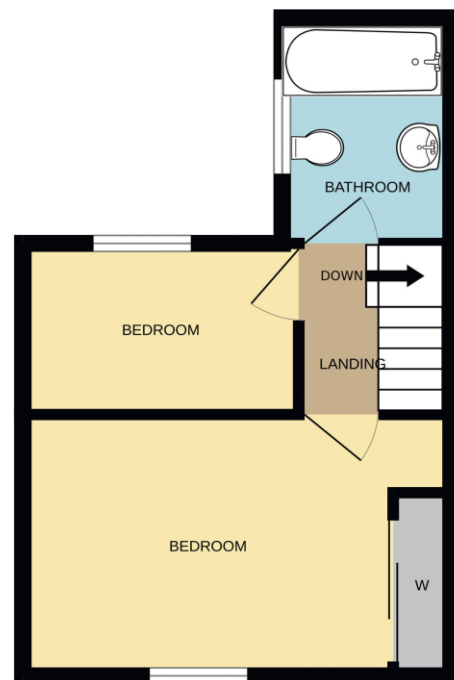


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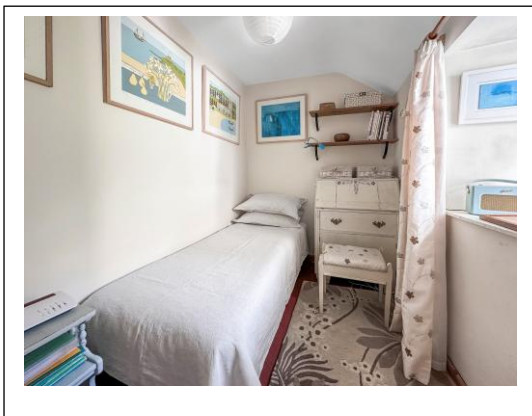
GROUND FLOOR



1ST FLOOR



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