

1 ATLANTIC LOOKOUT, TRELYON AVENUE

St. Ives, TR26 2AD

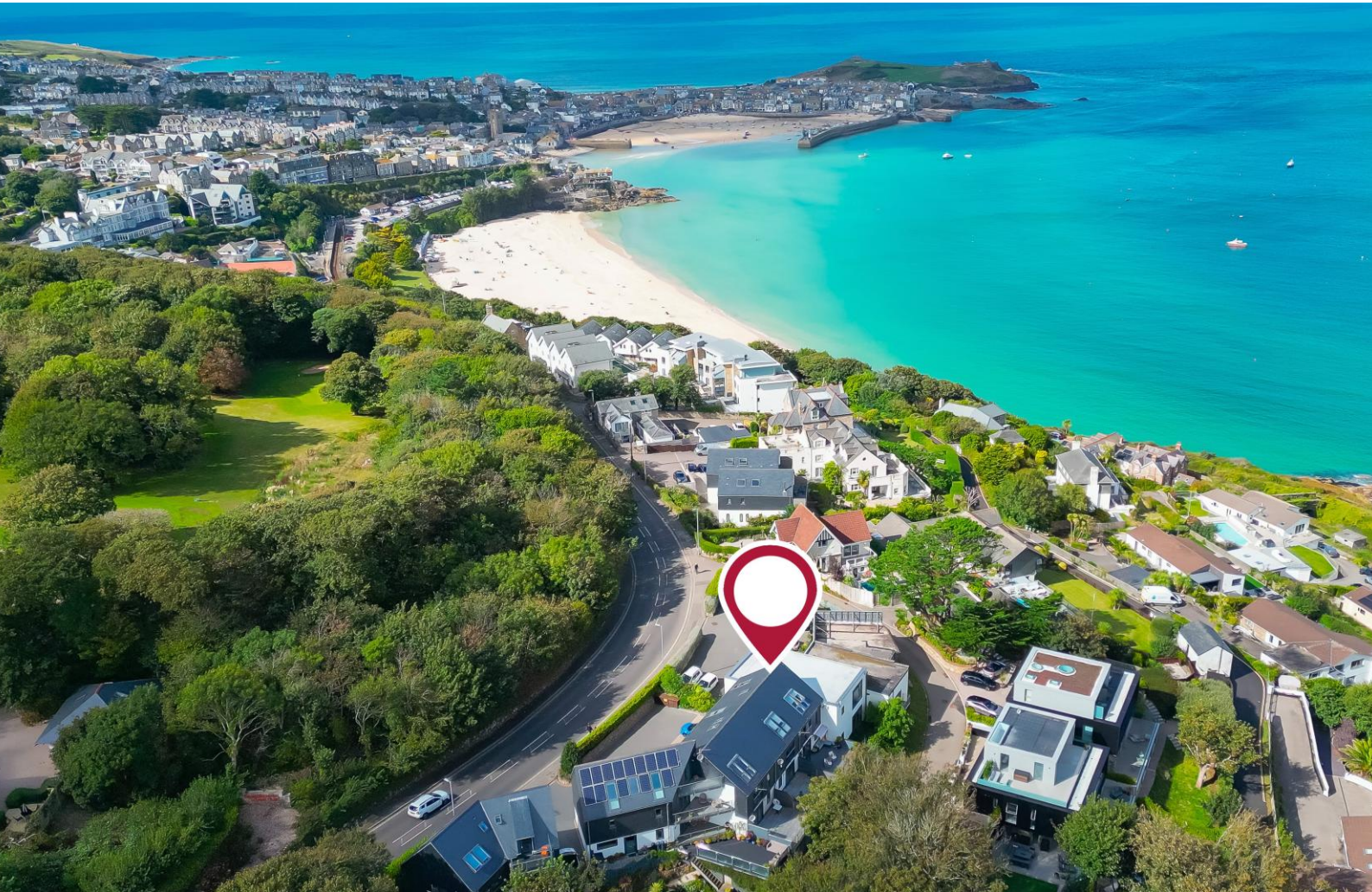
Price: £725,000



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Welcome to this exceptionally well-presented and spacious three-bedroom modern home, a hidden gem that surprises with its impressive interior and the outstanding views gained from within. Laid out over three thoughtfully designed floors, the property seamlessly combines contemporary living with the stunning views. Upon entering, you'll be greeted by a light-filled interior that boasts ample space for for both relaxation and entertaining, with a large open plan kitchen / diner and generously sized living room, making this property perfect for either modern family living or equally a top class holiday let / 2nd home. Outside you'll find off road parking within the boundary of the property, a large external but dry storage area providing extra convenience and a real highlight being the spacious balcony with sea views and certainly big enough for ample alfresco furniture. With no restrictions on use, this property offers endless possibilities all within a pleasant walking distance to St Ives vibrant town centre and the beaches. For material information please use QR code in the photos



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LOCATION AND ST IVES

Located just a short walk from the centre of St Ives and within easy access of the coastal footpath, the location of this property is ideal. St Ives offers a unique blend of stunning natural beauty, vibrant artistic culture and a relaxed coastal lifestyle. The picturesque harbour, sandy beaches and crystal clear waters frame the town beautifully. The town's charming cobbled streets and lined with boutique shops, cafes and restaurants offering a delightful mix of local cuisine. Community life in St Ives is warm and welcoming with various festivals throughout the year that celebrate the town's rich heritage and culture. Additionally the mild climate and surroundings create for a peaceful atmosphere making it an ideal place for families, retirees and anyone seeking a slower pace of life.

Front door into entrance lobby with radiator, tiled flooring and door to the boiler cupboard housing the combi boiler and plumbing for the washing machine, Part glazed door into

ENTRANCE HALLWAY

Tiled flooring, storage cupboard under the stairs, stairs to first floor, radiator, door to

BEDROOM

Part opaque glazed window to the front, radiator, power points, carpeted.

FAMILY BATHROOM

Jack and Jill (door from entrance hallway and bedroom) Tiled flooring, close coupled WC, pedestal wash hand basin, panelled bath with shower over, stainless steel heated towel rail, part tiled walls, door to

BEDROOM

Lovely sized room with oak flooring, fitted wardrobes housing ample hanging space and shelving, radiator, power points, glazing and door opening out to the balcony

BALCONY

Large balcony with recently fitted composite decking and screening to the sides giving an extra degree of privacy, wood balustrade with glazed inserts, super views across to Godrevy Lighthouse and beyond, fitted sunshade canopy, exterior light

FIRST FLOOR LANDING

Radiator, power points, doors to

KITCHEN / DINER

Another lovely sized and light room with oak flooring throughout. The kitchen comprises an extensive range of modern kitchen units with ample granite worktop surfaces over, inset stainless steel double sink unit with mixer taps over and a mosaic style tiled splashback. Five ring gas range style cooker with large stainless steel hood and fan over, integrated dishwasher and fridge freezer. The dining area can also be utilised as a small living room too and offers small window to the rear with sea views, radiator, power points, fully glazed doors opening out to a 'Juliette' balcony with stainless steel balustrade and glazed inserts offering superb sea and coastal views over to Godrevy Lighthouse.

BEDROOM

Window to the front, radiator, power points

SHOWER ROOM

Tiled floor, stainless steel heated towel rail, close coupled WC, pedestal wash hand basin, opaque window to the front, large walk in shower cubicle with electric shower inset

2ND FLOOR LANDING

Radiator, Velux window giving an extra degree of light over the stairwell and first floor landing, door to

LIVING ROOM

The definite 'wow' factor of the property and very unexpected. A super light and spacious room having two large Velux style windows to the rear with a further Velux style window to the front along with fully glazed doors opening out to a 'Juliette' balcony offering outstanding views across to St Ives Harbour and bay taking in The Island and up along the coastline to Godrevy Lighthouse and beyond, the views from the two large rear windows are also fabulous. Oak flooring, 2 radiators, ample power points, pitched ceiling which gives extra room to the corners for storage.

OUTSIDE

To the front of the property and within the properties boundary is the parking fitting two vehicles comfortably, there is a 7kw electric car charger. To the rear, there is some well tended greenery bordering the rear and a very useful large open and shared storage area under the properties, accessed via a private door.

MATERIAL INFORMATION

Verified Material Information Council Tax band: D Tenure: Freehold Property type: House Property construction: Standard construction Energy Performance rating: B Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: Driveway 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 Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal





mining area: No Non-coal mining area: Yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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