

# SPERNEN WYN, PANNIER LANE

Carbis Bay, St. Ives, TR26 2RB



# CROSS ESTATES

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**Price: £695,000**

Located on the seaward side of Carbis Bay in one of the most well thought of locations within the area is this super, well presented, 3 bedroom detached 1920's house. Offering outstanding sea and coastal views over St Ives Bay and up along the coastline to Godrevy Lighthouse and on a clear day up to Trevoise Head. Internally the property is well presented with light and spacious accommodation over 2 floors all rooms having windows to the front to take advantage of the views. Externally there is ample off road parking, large decked area and lovely well tended enclosed gardens. Being sold with no chain, viewings are highly recommended.







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UPVC part glazed door into Porch

Part glazed door into

### ENTRANCE HALLWAY

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

### CLOAKROOM

Tiled floor, close coupled WC, fully tiled walls, UPVC double glazed window to the side, circular sink unit inset unit with small storage cupboard below, radiator

### KITCHEN 14' 5" x 9' 6" (4.4m x 2.9m)

Ceramic tiled floor, radiator, extensive range of eye and base level units with polished granite worktop surfaces, stainless steel one and a quarter sink unit with routed drainer. 4 ring NEFF electric hob, double NEFF oven/ grill and microwave. UPVC double glazed window to the front offering superb sea and coastal views over the garden, recess with shelving, space for fridge freezer, decorative tiled splashback, built in cupboard housing Vaillant boiler and one under housing gas meter.

### DINING ROOM 11' 10" x 11' 10" (3.6m x 3.6m)

Lovley room with tiled flooring, power points, radiator, UPVC double glazed window and double doors opening onto the decking and offering superb sea and coastal views, power points

#### **LOUNGE** 23' 11" x 13' 9" (7.3m x 4.2m)

Super room with UPVC double glazed windows to the rear, one to the front and double doors opening onto the decking and down to the garden offering the same sea and coastal views over St Ives Bay. Attractive stone fireplace with living flame gas fire on pebbles inset. TV points, 2 radiators, power points

From the entrance hall, dogleg staircase rising to the first floor with window to the side and window to the rear.

#### **LANDING**

Access to loft, built in airing cupboard housing the pressurised water tank, further built in utility cupboard with plumbing and space for washing machine, dryer and fridge freezer.

#### **BEDROOM TWO** 13' 9" x 9' 6" (4.2m x 2.9m)

UPVC double glazed window to the front affording tremendous sea and coastal views up to Godrevy. Radiator, fitted bedroom suite with a fine array of storage, further built in wardrobe housing hanging space and shelving, power points

#### **SHOWER ROOM**

Tiled flooring and tiled walls, UPVC double glazed window to the front, walk in shower cubicle with mains connected shower inset, enclosed WC, wash hand basin inset vanity unit, radiator, extractor fan

#### **BEDROOM THREE** 9' 10" x 12' 2" (3.0m x 3.7m)

UPVC double glazed window to the rear affording fantastic sea and coastal views, built in wardrobes and drawers, radiator, power points

#### **BEDROOM ONE** 12' 2" x 13' 5" (3.7m x 4.1m)

Great size room and light with dual aspect UPVC double glazed windows to the front and the rear, the latter offering fantastic sea and coastal views. Excellent range of built in bedroom storage with hanging space and shelving, power points, radiator, doors to

#### **EN-SUITE** 11' 6" x 6' 11" (3.5m x 2.1m)

Super sized en-suite with tiled floor and walls, panelled bath, corner walk in shower cubicle with mains connected shower , large ceramic sink unit with vanity unit / storage below. UPVC double glazed window to the rear, heated towel rail, close coupled WC

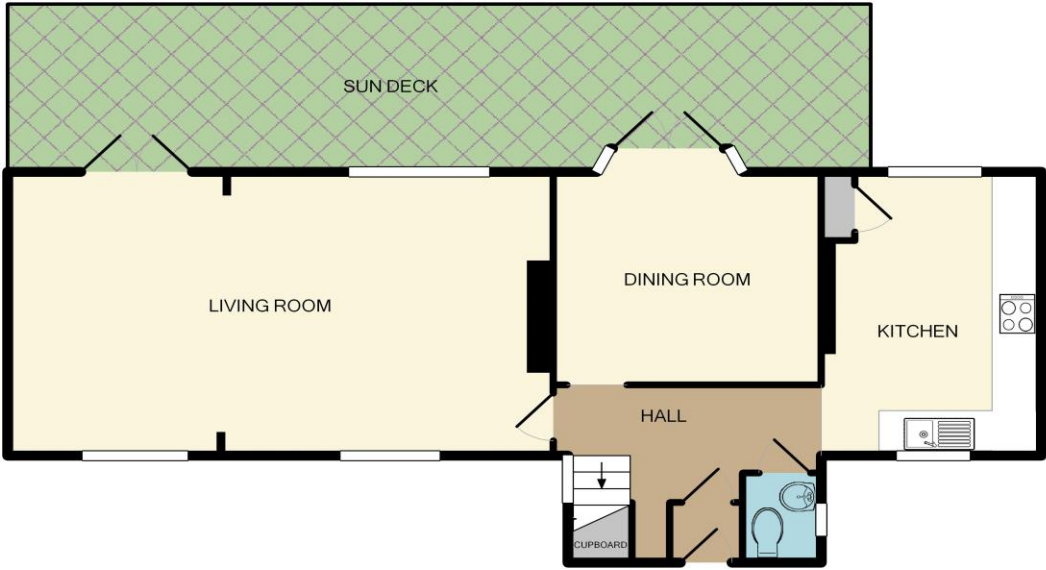
#### **OUTSIDE**

To the front is a red brick paved driveway which holds parking for around 4 vehicles comfortably. There is a large Cornish Hedge with mature planting on top. A gate leads around the side of the property and into the lovely rear gardens. The rear garden are a delight. To the side is a paved seating area obtaining those super views, steps lead up to the large decked area, like a large balcony, ideal for enjoying alfresco dining or a quite cup of coffee, taking in the lovely sea and coastal views. The main garden has been very well tended over the years. It consists of a large lawn area bordered by mature shrubs, plants and hedging. There is a timber built large shed with some further vegetable or plant bedding areas. A gate to the side gives another entrance in

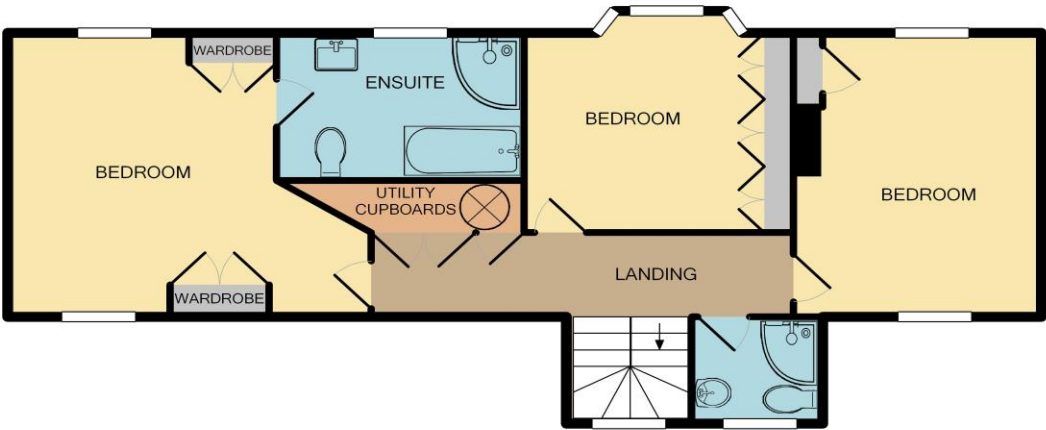




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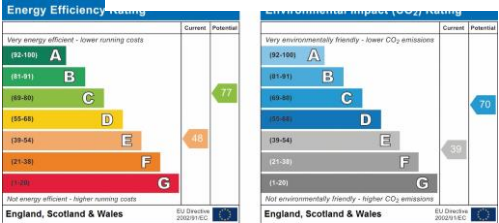


GROUND FLOOR



1ST FLOOR

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