

28 TREMAR ROAD

St. Ives, TR26 1EX

Price: £649,950



This is an amazing opportunity to purchase a one off detached, 3 bedroom property with detached lodge / annexe within the coastal town of St Ives. Sitting in mature gardens, this super property has been the subject of extending and updating over the last few years and now offers spacious and very well presented, light accommodation over 2 floors with fine sea views over to Godrevy and up along the coast. The detached lodge within the gardens but with separate entrance offers open plan living room, bedroom with en-suite bathroom and an enclosed garden, this would also make a superb work from home office. The main property is currently used as a successful holiday let through 'So St Ives'





MAIN PROPERTY

Front door into

ENTRANCE PORCH

Glazing to 2 sides, glazed door into

ENTRANCE HALLWAY

Polished natural waxed exposed floorboards, radiator, power points, cupboard under the stairs, stairs to first floor and doors to

SHOWER ROOM

Contemporary tiled floor and walls, large walk in shower cubicle with mains connected shower, close coupled WC, pedestal wash hand basin, double glazed window to the side, cupboard housing the washing machine and dryer, extractor fan

BEDROOM ONE 10' 3" x 12' 0" (3.12m x 3.66m)

Lovely light room with dual aspect UPVC double glazed windows to the front and side, waxed exposed floorboards, power points, radiator

LOUNGE 15' 7" x 12' 0" (4.76m x 3.66m)

UPVC double glazed window to the side, waxed wood exposed floorboards, attractive open fireplace with tiled inset, radiator, power points, TV point, double doors opening into

DINING ROOM 13' 4" x 13' 1" (4.07m x 3.98m)

A recent addition, this is a great dining room, entertaining room or flexible enough to even be used as further lounge or office. With 2 sets of aluminium coated bi fold doors that open completely onto the decked area. Polished concrete flooring, electric wall heater, power points

BEDROOM TWO 12' 6" x 10' 10" (3.82m x 3.29m)

UPVC double glazed window to the rear, waxed exposed floorboards, 'Art Deco' style wood fireplace with tiled inset, power points

KITCHEN 14' 7" x 14' 5" (4.45m x 4.39m) max

Oak flooring, space for double range style gas cooker (currently there is a double gas oven and hob in situ) with extractor fan over, composite sink unit and drainer with mixer taps over, hand crafted wood base level units with ample worktop preparation

space over , space for fridge freezer and space for dishwasher, power points, UPVC double glazed door and window to the side.

From the entrance hallway stairs rising to the first floor

SNUG 11' 4" x 12' 8" (3.46m x 3.87m)

Super room with large double glazed wood framed windows to the side offering fine views over to Godrevy Lighthouse and the surrounding coastline, painted wood floorboards, power points, TV point, door to

BEDROOM THREE 10' 2" x 15' 2" (3.11m x 4.62m)

Painted wood floorboards, electric wall heater, dormer window to the front, again offering fine views toward Hayle and the coastline up to Trevoze Head, power points, door to

EN-SUITE

Close coupled WC, pedestal wash hand basin, freestanding bath with mains connected shower over, window to the side, storage under the eaves

OUTSIDE

The property is hidden from the street by mature trees. There is gate access and a path which leads to the front door. Around the front of the property is raised decking that is accessed via the dining room, there is also a private lawn area in front of this, all south facing. There is a gravelled driveway and parking for the main property with further parking and gate access into the rear and to the lodge / annexe. There is also further gate access from the other side of the property

THE LODGE / ANNEXE

Accessed either by gate from the front parking or around the side of the property, there is a small part of the rear garden which holds the bins and recycling with gate access onto the composite decking UPVC sliding doors lead into

LIVING ROOM / KITCHEN 22' 10" x 12' 4" (6.95m x 3.75m)

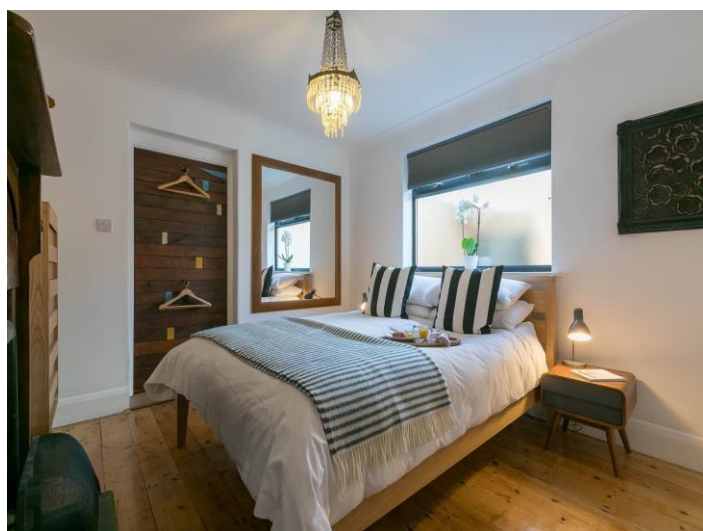
Living Room comprises UPVC double sliding doors to a rear covered decked area and very sweet enclosed garden with rockery and small selection of plants and shrubs and bordered by fencing and trees. Multi fuel burner, polished concrete flooring, power points, high level windows to the rear and power points. Kitchen Comprises: range of base level units and worktop hand crafted from recycled school desks, composite sink unit and drainer with taps over, UPVC double glazed window to the rear, space for fridge freezer and space for dishwasher, electric oven with 2 ring gas hob and stainless steel industrial griddle, Smeg extractor hood and fan, door to

BEDROOM 10' 0" x 8' 10" (3.06m x 2.70m)

Fitted wardrobes with sliding doors housing hanging space, UPVC double glazed high level windows, amazing wood wall recycled from an old school gym floor, power points, door to

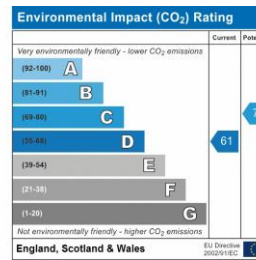
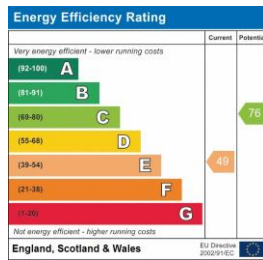
EN-SUITE

Tiled flooring and tiled walls, heated towel rail, close coupled WC, panelled bath with mains connected shower over with side controls, sink unit with storage drawers under, built in cupboard with sliding doors with plumbing for washing machine, space for dryer and immersion tank inset.



28 TREMAR ROAD, St. Ives, TR26 1EX

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

The Lodge / Annexe



The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry
team
PROPERTY SHARING EXPERTS



C475 Printed by Ravensworth 01670 706868