



Carninney Lane
Carbis Bay
St. Ives
TR26 2QJ

Offers Over £600,000

- STUNNING, SUSTAINABLY BUILT DANISH STYLE HOME
- COMPREHENSIVELY UPGRADED BY THE CURRENT VENDORS
- 3 DOUBLE BEDROOMS WITH MASTER EN-SUITE
- SPACIOUS, OPEN PLAN LIVING ACCOMMODATION
- PRIVATE OFF ROAD PARKING FOR 3 VEHICLES
- SUPERB LOCATION CLOSE TO AMENITIES AND BEACHES
- PRIVATE, SUNNY GARDENS WITH MATURE SHRUBS
- VIEWING HIGHLY RECOMMENDED



Tenure - Freehold

Council Tax Band - A

Floor Area - sq ft



SPACIOUS OPEN PLAN LOUNGE, DINER, KITCHEN

A superb, spacious and light room perfect for entertaining. LOUNGE/DINER AREA: Twin sliding and one single door to the front overlooking the garden and two additional double glazed windows to the side, ample space for a large dining table, wood store, radiator and electric heater, wooden flooring, ceiling spotlights KITCHEN: Stainless steel sink unit with adjoining work surfaces incorporating a 2 ring electric hob, freestanding wood fired Aga providing the heating and additional cooking hob and oven, extensive range of matching base and eye level units with integrated oven, grill, washing machine and dishwasher, recess for American style fridge freezer.

INNER HALL

Malmo vinyl flooring, radiator, built in cupboards, ceiling spotlights, access to three bedrooms and wet room.

BEDROOM 3

Double glazed window to the rear, built in cupboard, wooden flooring.

MASTER BEDROOM EN-SUITE

Double glazed window to the rear, built in wardrobe, electric heater, wooden flooring, door to en-suite shower.

EN-SUITE SHOWER

A modern suite featuring a double shower cubicle, wash hand basin with cupboards below, low level w.c, double glazed window to the front, extractor fan, complementary wall tiling.

BEDROOM 2

Double glazed window to the side, electric radiator, ceiling spotlights.

WET ROOM

A contemporary, fully tiled suite featuring wash hand basin, low level w.c, heated towel rail, shower area with mains shower attachment, double glazed window to the side.

OUTSIDE

SUMMERHOUSE/OFFICE

A very useful space that could easily be adapted into further accommodation subject to the necessary consents. There is a good size decked area to the front of the summerhouse with seating area and 6 seater hot tub.

PARKING

There is private gated access to the front providing off road parking for up to 3 vehicles.

GARDENS

The lovely gardens have been landscaped with ease of maintenance in mind with artificial grass and well enclosed borders with mature hedging and a colourful selection of plants and shrubs, all offering a high degree of privacy and enjoying the days sunshine. There is an additional area behind the summerhouse that could make an ideal vegetable plot.





Total area: approx. 102.8 sq. metres (1106.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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Valuation Request

