



2 Sunny Corner

Lelant

 **Millerson**
Select

Asking Price £599,000

2 SUNNY CORNER

Lelant

- STUNNING DETACHED HOME
- 4 BEDROOMS
- 3 BATHROOMS
- LARGE KITCHEN DINING ROOM AND ENTERTAINING AREA
- LARGE LOUNGE
- MASTER BEDROOM ENSUITE
- AIR SOURCE HEAT PUMP
- ENCLOSED REAR GARDEN
- PARKING AND GARAGING
- NO RESTRICTIONS - WALKING DISTANCE FROM BEACHES

A stunning 4 bedroom detached home located within the heart of Lelant and offering excellent access onto the A30, into St Ives or onto the local beaches and coastline walks. Heated via an air source heat pump, this spacious home creates the ideal family home. There is parking and garaging along with an enclosed rear garden. Viewing is advised!





The Location

Lelant is a small village located approximately 4 miles away from the picturesque fishing town of St Ives and is believed to date back as far as the 15th century. The village offers two excellent local pubs along with the highly regarded restaurant The Old Forge. The county championship golf course is only a short distance away. The stunning golden sandy beach of Porthkiddy is only a short distance as is the coastal footpath which leads West into St Ives or East into Hayle. Lelant offers its own train station which offers links via one of the most picturesque branch lines into St Ives or into the Home Counties via St Erth.

The Property

Built by one of the most highly regarded local developers. Sunny Corner is made up of a bespoke collection of detached houses nestled within the heart of Lelant. Designed and built with the environment and cost of living in mind along with creating the feeling of luxury. The home is heated by an air source heat pump and is insulated to a very high level to ensure that the cost of running the home is kept to a minimum. The home benefits from four bedrooms and three bathrooms (master ensuite). From the kitchen dining room is access into the entertaining/bar area, also are Bi-fold doors opening out onto the enclosed rear garden that provides a large decked area to enjoy those lazy sunny afternoons. There is driveway parking which leads to a single garage. The quality home located within this very desirable village must be viewed to be fully appreciated.

Entrance

Composite front door with a picture window to the side opening into:

Reception Hall

Laminate Flooring. Carpeted stairs with handrail and spindles below rising to the first floor landing with a large understairs storage cupboard.

Integrated ceiling spotlights and hard wired smoke alarm. Doors opening into:

Kitchen Dining Room

23'01 x 9'04 (7.04m x 2.84m)

Laminate flooring. Range of soft closing base level units and drawers incorporating a dishwasher and integral fridge and freezer and two corner carousel units. Stone work surfaces incorporating a 5 ring halogen hob with extractor fan above. Integrated sink with mixer tap above eye level units. Double aspect double glazed windows to the rear aspect. Integrated ceiling spotlights. Hard wired smoke alarm. Within the dining area are Bi-fold doors opening out onto the enclosed garden. Archway opening through to:

Entertaining/Bar Area

16'03 x 8'03 (4.95m x 2.51m)

Laminate flooring. Double glazed window to the rear aspect. This area would also create the ideal space for those who work from home. Loft access. Door opening into the garage.

Returning to the reception hall are further doors opening into:

Shower Room

7'00 x 5'02 (2.13m x 1.57m)

Laminate flooring. Dual flush low level W.c with a concealed cistern. Vanity hand wash basin with vanity cupboard below. Walk in shower with a rainfall shower head above and a separate shower hand attachment. Contemporary ladder towel rail. Obscure double glazed window to the side aspect. Extractor fan.

Living Room

23'03 x 11'01 (7.09m x 3.38m)

Laminate flooring. Double aspect double glazed windows to the front and side aspect. Raised fitted fire with glazed frontage and a recess above to house a TV.



From the reception Hall are carpeted stairs rising to the first floor landing with handrail to side with spindles below.

Landing

Carpet. Hand balustrade with spindles below. Loft access. Doors opening into:

Bedroom

11'01 x 8'02 (3.38m x 2.49m)

Laminate flooring Double glazed window to the front aspect. Radiator. Built in wardrobe.

Bathroom

7 x 5'11 (2.13m x 1.80m)

Laminate flooring. Free standing bath with shower hand attachment above of mixer tap. Dual flush low level W/c. Contemporary bowl sink with mixer tap above. Contemporary ladder towel rail. Full tiled surrounds and splashbacks. Vanity mirror with integrated light. Double glazed obscure window to the rear aspect.

Bedroom

11'09 x 9'04 (3.58m x 2.84m)

Laminate flooring. Radiator. Double glazed window to the rear aspect looking towards the Towans and Dunes at Hayle .

Bedroom

9'04 x 8'08 (2.84m x 2.64m)

Laminate flooring. Radiator. Double glazed window to the rear aspect looking towards North Quay at Hayle

Master Bedroom

11'01 x 10'05 (3.38m x 3.18m)

Laminate flooring. Radiator. Double glazed window to the side aspect. Door into:

Ensuite

Low level W/c with a concealed cistern. Vanity basin set into a unit with cupboard below. Double size shower with glazed screen and door with a rainfall shower above and a separate shower hand attachment. Ladder towel rail. Extractor fan. Obscure double glazed window to the front aspect.

Outside

To the front of the property is driveway parking leading to:

Garage

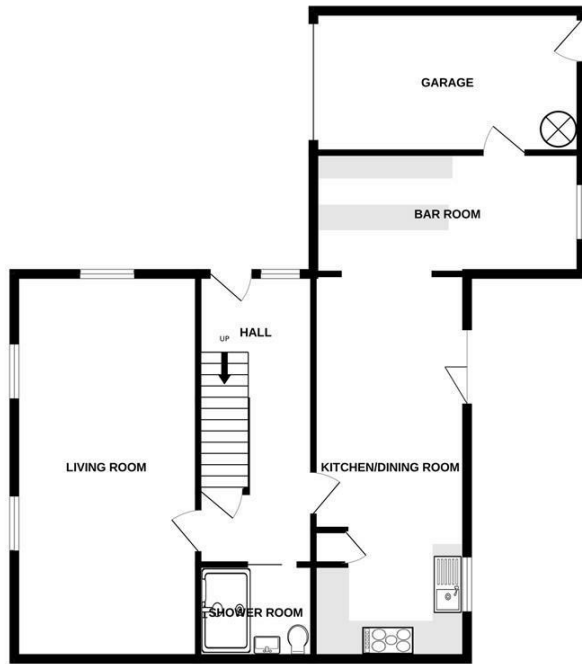
17'04 x 8'06 (5.28m x 2.59m)

Metal up and over door. Double glazed door to the rear opening onto the rear garden. Pressurised hot wat water cylinder. Wall mounted consumer unit.

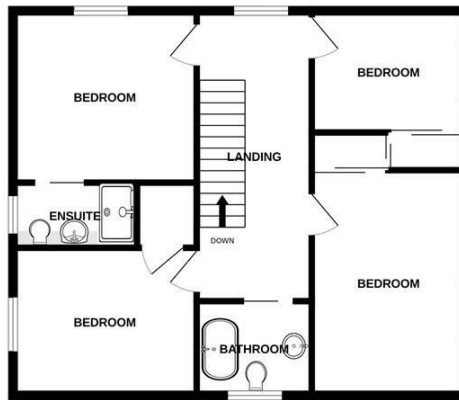
Rear Garden

Enclosed to all sides and offering a lawn garden with access to to the side leading back to the front of the property

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.1 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT

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