



Carbis Bay

St. Ives

TR26 2QL

Price Guide £700,000

- BEAUTIFUL DETACHED COTTAGE WITH ANNEXE AND WORKSHOP
- 3/4 BEDROOMS IN MAIN HOUSE AND 1 BED ANNEXE
- LARGE LANDSCAPED GARDENS
- WORKSHOP WITH PP POTENTIAL
- OFF ROAD PARKING FOR 4/5 VEHICLES
- SUPERB VIEWS TOWARDS GWITHIAN AND HAYLE



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 2367.20 sq ft



ENTRANCE HALL

Tiled flooring, beamed ceiling, double glazed window to the front.

UTILITY ROOM

Recess and plumbing for washing machine and tumble dryer, fitted work surface, double glazed window to the rear.

FAMILY BATHROOM

Panelled bath with shower over, low level w.c, wash hand basin, tiled flooring, double glazed window to the rear, wall mounted central heating boiler.

KITCHEN/BREAKFAST ROOM

A stunning, triple aspect room enjoying a lovely outlook and views over the landscaped gardens. Featuring a one and a half sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, extensive range of base and eye level units with recess for fridge freezer and dishwasher, exposed beamed ceiling, two Velux windows, concertina doors to the rear leading to the conservatory and double glazed window to the side enjoying lovely views over the garden.

CONSERVATORY

UPVC double glazed windows on three sides with superb coastal views, tiled flooring, doors leading to the garden.

LOUNGE/DINER

A spacious and charming room with large granite inglenook fireplace housing the multi fuel burner, two double glazed windows and door to the front, space for dining table, stairs rising to the first floor, radiator, stairs rising to the first floor, access to office/bedroom 4.

BEDROOM 4/OFFICE

Windows to the front and side, radiator, tiled flooring.

FIRST FLOOR

BEDROOM 1

Double glazed window to the front, radiator, built in wardrobe and drawers.

BEDROOM 2

Double glazed window to the front, radiator, built in wardrobe.

BEDROOM 3

Radiator, double glazed window to the front and side.

HOUSE GARDEN

A beautifully landscaped lawned garden with an established selection of mature plants and shrubs and enjoying lovely views towards Hayle beach and towans in the distance. There is gated access to the front and a further gate leading to the annexe.

DETACHED ANNEXE

LOUNGE

Window and door to the front, ladder to mezzanine level providing extra storage/occasional bedroom.

KITCHEN

Stainless steel sink unit with adjoining work surface, range of base and eye level units, recess for cooker, window to the front.

BEDROOM

Space for wardrobes, window to the front.

SHOWER ROOM

Cubicle with shower attachment over, low level w.c, wash hand basin, low level w.c, window to the front.

ANNEXE GARDEN

Another beautifully maintained lawned garden with an established selection of plants and shrubs with separate vegetable plot.

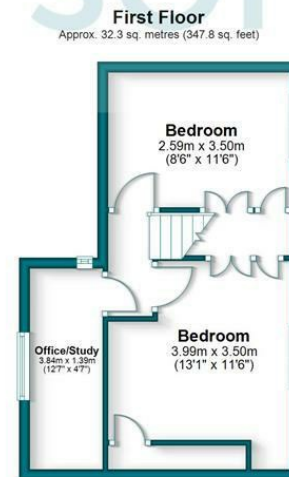
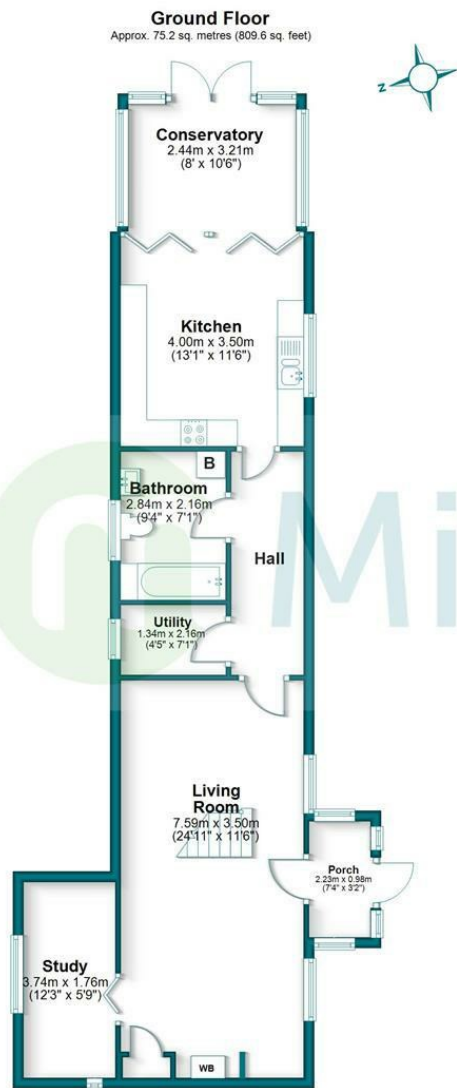
DETACHED WORKSHOP

The large workshop has currently been divided into two useful rooms with its own power supply. We believe there is potential to convert this subject to the necessary planning consents.

PARKING

Immediately to the front of the workshop there is allocated parking for 4/5 vehicles.





Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(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

