



Carninney Lane

St. Ives

TR26 2QJ

Asking Price £600,000

- DETACHED HOUSE
- 4 BEDROOMS
- 2 ENSUITES
- OPEN PLAN LIVING
- STUNNING KITCHEN
- LARGE DECKED ALFRESCO DINING AREA
- LOW MAINTAINENCE GARDEN
- AMPLE PARKING
- GARAGE
- EPC TBC



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1517.71 sq ft



4



3



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F27

ENTRANCE

Composite front door with central Porthole window.

RECEPTION HALL

Oak effect flooring. Storage cupboard. Double glazed picture window to side. Radiator. The reception hall opens into:

OPEN PLAN LOUNGE KITCHEN DINING ROOM

32'3" x 24'2" (9.83 x 7.37)

Oak effect flooring. Turning Oak staircase with glazed inserts rising to the first floor landing and offering a large understairs storage cupboard. Double glazed bay window to the front aspect overlooking the fore garden along with offering views over the neighbouring countryside. Double glazed door opening onto the alfresco dining area. Internal hallway leading towards the ground floor bedrooms. The light and airy kitchen area is of a very high specification offering a range of base level units and drawers that incorporate a dishwasher, waste and recycling cupboard. and wine cooler. Stone worksurfaces with an integrated stainless steel 1 1/4 sink drainer with swan neck mixer tap above.

Integrated 5 ring gas hob with extractor over. Separate oven and grill. Fridge freezer. Central island with wine coller fridge below and units. Full width double glazed doors opening onto the alfresco dining area. Door into

UTILITY ROOM

5'11" x 5'11" (1.8 x 1.8)

Base level units with recess for a washing machine. With worksurfaces above incorporating a stainless steel sink drainer. Double glazed window to side aspect and door leading to the rear. Lockable storage cupboard.

Returning to the open plan living room area there is access into an internal hallway where there are doors opening into:

BEDROOM

13'0" x 11'10" (3.96 x 3.61)

Oak effect flooring. Double glazed bay window to the front aspect and double glazed window to the side aspect.

BEDROOM

15'9" x 10'1" (4.8 x 3.07)

Oak effect flooring. Double glazed window to side aspect and double glazed doors opening onto the rear patio.

BATHROOM

Dual flush low level W/c. Vanity hand wash basin set into a unit with cupboard below and vanity mirror above. Bath with shower above of mains. Extractor fan. Wall mounted heated towel rail. Tiled splashbacks and surrounds.

Oak turning staircase with glass inserts leading to the first floor landing with Velux window. Two storage cupboards. Doors into.

BEDROOM

15'7" x 9'8" (4.75 x 2.95)

Carpet. Double glazed picture window to side aspect offering views to Godrevy Lighthouse. Double glazed doors opening onto the balcony with offering countryside views to the front and views to Godrevy lighthouse and the bay of St Ives to the left. Door into

ENSUITE

Dual flush low level W/c. Vanity hand wash basin set into a unit with drawers below and vanity mirror above. Shower with glazed doors and surrounds with tiled splashbacks. Obscure double glazed window to the rear aspect. Extractor fan.

BEDROOM

18'2" x 13'10" (5.54 x 4.22)

Carpet. Radiator. Picture window to the side aspect offering sea glimpses. Door opening onto the balcony offering countryside views to the front and sea glimpses to the side. Door into

ENSUITE BATHROOM

Free standing bath. Dual flush low level W/c. Vanity basin set onto a unit with drawers below. Extractor fan. Velux window.

OUTSIDE

To the front of the property is gravelled driveway parking for a number of cars. With steps leading up to the front door and



raised patio area. To the front of the house is a large area of decking that creates an ideal Alfresco dining area. From this area are steps down onto a further area of garden that has artificial grass for ease of maintenance. To the side of the property is a garage which at the time of inspection we were unable to gain access. Gated access leading to a side patio which leads around to the rear. With a raised gravelled seating area beyond and enclosed by fencing.



Directions To Property



Total area: approx. 149.1 sq. metres (1605.3 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			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

