



Trevarrack Court
Carbis Bay
TR26 2SZ

Asking Price £650,000

- DETACHED HOME
- VIEWS INTO ST IVES BAY
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTION ROOMS
- CONSERVATORY
- AMPLE DRIVEWAY PARKING
- SINGLE GARAGE
- GARDENS FRONT AND REAR
- VIEWING ADVISED



Tenure - Freehold

Council Tax Band - E

Floor Area - 2271.19 sq ft



4



2



3



D68

THE LOCATION & PROPERTY

Set within the heart of Carbis within a very quiet close. The property is located at the head of the close and offers stunning views into the bay of St Ives and across to Godrevy lighthouse and beyond to Trevoze Head and across to Carn Brae. Carbis Bay offers excellent access into the picturesque harbourside fishing town of St Ives along with its 3 award winning blue flag beaches. There is also excellent access back onto the A30 which leads into all the major market towns of Cornwall and the Cathedral city of Truro. The property offers spacious detached family living benefitting from 2 reception rooms and a conservatory along with 4 bedrooms and 2 bathrooms. There are gardens to the front and rear along with ample driveway parking and a garage. Viewing is advised!

ENTRANCE

Twin paned front door with picture windows to either side opening into:

RECEPTION HALL

Carpet. Radiator. Carpeted stairs rising to the first floor landing. Doors into:

DINING ROOM

19'1" x 11'1" (5.82 x 3.38)

Carpet. Radiator. Double glazed windows to the front aspect offering a view into the bay of St Ives and across to Godrevy lighthouse. Double glazed door to the rear opening out onto the rear garden. Multi pane double opening doors into:

KITCHEN/BREAKFAST ROOM

13'11" x 13'8" (4.24 x 4.17)

Tiled flooring. Range of base level units and drawers offering worksurfaces above incorporating a 1 1/4 stainless steel sink drainer with a mixer tap above and tiled splashbacks. Recess for a gas cooker. Eye level units. Double glazed window to the side aspect. Radiator. Multi pane door leading back into the reception hallway. Multi pane door into:

UTILITY ROOM

14'0" x 7'9" (4.27 x 2.36)

Tiled flooring. Base level units and drawers offering worktop space above. Stainless steel sink drainer with mixer tap. Plumbing for washing machine. Eye level units. Wall mounted gas boiler. double glazed window to the rear aspect. Double glazed door onto the rear garden.

Returning to the reception hall are further doors opening into:

LIVING ROOM

18'8" x 13'7" (5.69 x 4.14)

Carpet. Radiator. Double glazed bay window to the front aspect overlooking the front garden and offering a view out into St Ives bay looking towards Godrevy lighthouse. Radiator. Fireplace with a slate hearth and stone surrounds and a wooden mantle above.

SEPARATE W/C

Carpet. Low level W/c. Pedestal hand wash basin. Tiled splashbacks to dado level.

BATHROOM

Carpet. Corner bath with electric shower above. Low level W/c. Bidet. pedestal hand wash basin. Tiled splash backs and surrounds to dado level. Obscure double glazed window to the rear aspect. Radiator.

BEDROOM

13'7" x 11'3" (4.14 x 3.43)

Carpet. Radiator. Fitted wardrobes with central dressing table and shelving to side. Double glazed sliding doors opening into:

CONSERVATORY

13'7" x 11'9" (4.14 x 3.58)

Carpet. Radiator. Double glazed surrounds overlooking the rear garden with fitted blinds. Double glazed door opening onto the rear garden.

Returning to the reception hall are carpet stairs with handrail to side rising up to:

LANDING

16'7" x 9'4" (5.05 x 2.84)

This large spacious landing area also creates an ideal office space. Capet. Velux window to the front aspect offering a stunning view into the bay of St Ives and across to Godrevy lighthouse and beyond to Trevoze Head. The view is also as far reaching as Carn Brae. Airing cupboard with lagged tank. Doors into:

BEDROOM

14'0" x 11'7" (4.27 x 3.53)

Carpet. Radiator. Built in wardrobe offering hanging space and shelving. Separate large storage cupboard. Velux window to the front aspect offering a stunning view into the bay of St Ives and across to Godrevy lighthouse and beyond to Trevoze Head.

BEDROOM

14'0" x 12'8" (4.27 x 3.86)

Carpet. Radiator. Velux window to the rear aspect. Built in wardrobe offering hanging space and shelving

BATHROOM

Carpet. Radiator. Twin gripped panel bath with shower above. Low level W/c. Pedestal hand wash basin. Tiled splashbacks to dado level. Velux window to the rear aspect offering countryside views. Storage cupboard.

BEDROOM

25'5" x 13'7" (7.75 x 4.14)

Carpet. Radiator. Double aspect Velux windows to the rear offering



countryside views and to the front offer a stunning view out into St Ives bay and towards Godrevy lighthouse and Trevoise Head in the distance and around and towards Carn Brae. Storage cupboards into the eaves.

OUTSIDE

To the front of the property is a briquette driveway providing ample parking for multiple cars. The drive leads to:

GARAGE

19'8" x 10'1" (5.99 x 3.07)

Metal up and over door. Power and light connected. Glazed window to the side aspect. Storage in eaves.

OUTSIDE CONT'D

From the driveway is a briquette pathway leading up to the front door. To either side of the path is a lawn garden bordered by mature flowerbeds housing a profusion of specimen shrubs and plants and enclosed by Cornish walling and fencing. The rear garden can be accessed via the conservatory, dining room or utility room. Offering a patio area that extends around to the side of the property. Step up onto a raised lawn bordered by flowerbeds offering a number of shrubs plants and bushes including apple tree and roses and is enclosed. There is an outside tap and ideally storage area to one side.

COUNCIL TAX

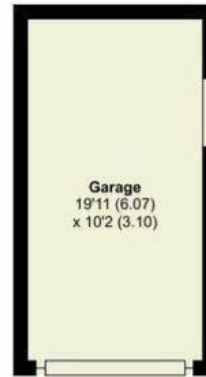
Band E





Approximate Area = 2196 sq ft / 204 sq m
 Limited Use Area(s) = 162 sq ft / 15 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 2560 sq ft / 237.7 sq m

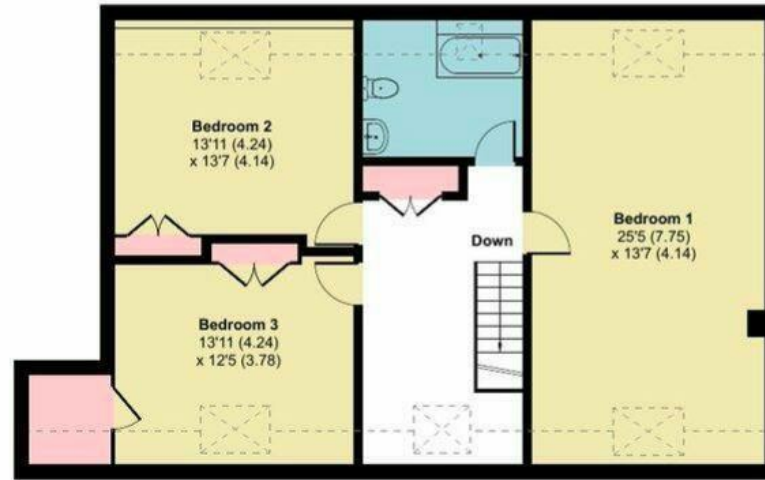
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Directions To Property

Millerson Estate Agents
 50 Fore Street
 Hayle
 Cornwall
 TR27 4DY
 E: hayle@millerson.com
 T: 01736 754115
 www.millerson.com

Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	77
(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	

