



Higher Carnstabba, Steeple Lane

St. Ives

Offers In The Region Of
£310,000

- A DELIGHTFUL AND WELL PRESENTED TWO BEDROOM CHARACTER COTTAGE
- SITUATED IN A STUNNING RURAL LOCATION
- WALKING DISTANCE OF ST IVES AND CARBIS BAY
- ALLOCATED PARKING
- NO ONWARD CHAIN
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 717.00 sq ft



2



1



1



E40

Stable door opening into...

ENTRANCE PORCH

10'2 x 5'2 (3.10m x 1.57m)

Tiled flooring, sloping ceiling, double glazed window to the front and rear, space for sofa, step up and door into...

OPEN PLAN LOUNGE DINER

18'7 x 12'2 (5.66m x 3.71m)

A room which is full of character, with large, feature granite inglenook fireplace with wood burning stove, wooden mantelpiece over, and recess to the side.

Fitted carpet, electric radiator, beamed ceiling, three wall lights. Open tread staircase to first floor level. Space for dining table and chairs.

KITCHEN

12' x 9'10 (3.66m x 3.00m)

Fitted with shaker style base and wall mounted kitchen units with wood effect work surfacing over. Stainless steel sink and drainer with mixer tap, double glazed window to the rear enjoying views of the rear garden. Space for washing machine, cooker with stainless steel and glass extractor over, tiled splash back and space for fridge freezer. Wood effect laminate flooring, door to rear, leading onto the garden.

From the lounge / diner, an open tread staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, built in storage cupboard, double glazed window to the rear with garden views.

Step up and door leading into...

BEDROOM 1

13'1 x 10'3 (3.99m x 3.12m)

Fitted carpet, double glazed window to the rear with garden and rural views, electric radiator.

BEDROOM 2

11'7 x 10'1 (3.53m x 3.07m)

Fitted carpet, electric radiator, double glazed window to the front, built in shelving and hanging rail.

BATHROOM

8'10 x 4'6 (2.69m x 1.37m)

Panel enclosed bath with electric shower over, glass shower screen.

Concealed cistern w/c with push button flush, wash hand basin with vanity unit below, tiled splash back, obscured double glazed window to the front with deep window cill.

Airing cupboard housing hot water cylinder, and fitted shelving. Wall heater and heated towel rail, loft access and wood effect vinyl flooring.

OUTSIDE

The property is approached via a shared access lane leading to a communal parking area with one allocated parking space for Gillyflower cottage.

A pathway from the parking area leads through the front garden and to the front door.

REAR GARDEN

The rear garden enjoys a sunny aspect with wooden decking and steps leading up to a good sized paved patio area, ideal for alfresco dining with ample space for table and chairs.

Steps up to garden which is laid to lawn, mature shrubs and bushes, enclosed by fencing, further space for table and chairs, delightful rural views to the rear and distant sea views to the side.

Gated access to the rear with footpath onto nearby fields where there are impressive views across St Ives Bay, Steeple Woods and leading into Halsetown.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

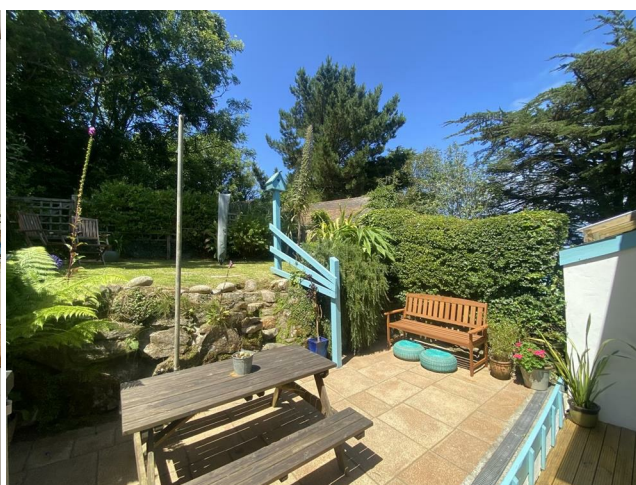
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three -



Excellent, EE - Excellent
 Parking: Allocated
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: E

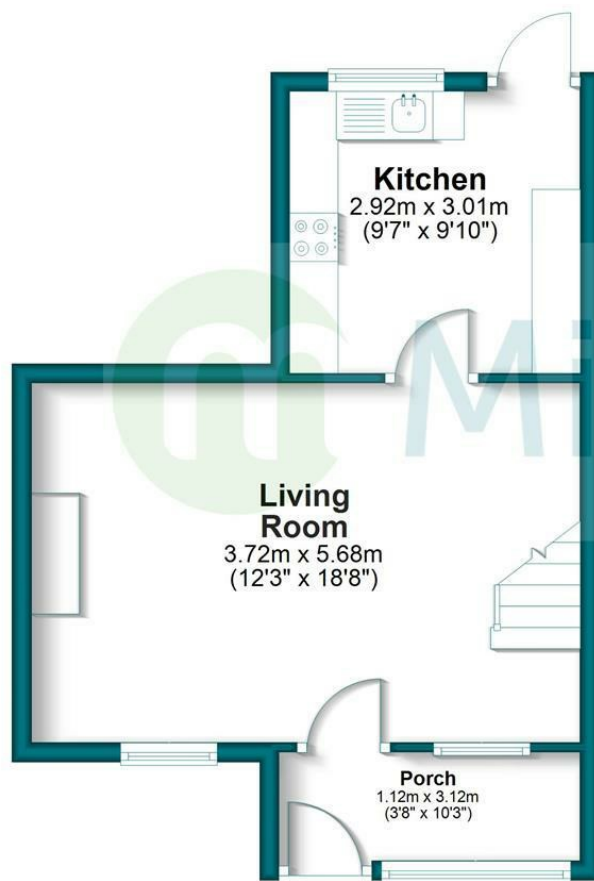
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
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