



 Millerson  
*Select*

**CARBIS BAY**

**£675,000**

# SWALLOWS

ST IVES ROAD, CARBIS BAY

- SUBSTANTIAL THREE STOREY PROPERTY
- SEA AND COASTAL VIEWS
- SELF CONTAINED ANNEXE
- MODERN GARDEN OFFICE
- A MUST SEE PROPERTY!
- EPC RATING - D63

## Location

Swallows is an impressive and substantial three bedroom property situated on the seaward side of Carbis Bay, offering stunning views across St Ives Bay.

The property offers versatile accommodation arranged over three storeys with a self contained annexe located on the ground floor level. (The annexe can be easily incorporated back into the main house as additional living accommodation if required).

There is ample off road parking, beautifully landscaped gardens and a useful garden office/work shop.

An internal viewing of this delightful property is sure to impress!

Phone now for further details.





## MAIN HOUSE

Obscure double glazed French door into....

## CONSERVATORY

11' x 7'

Double glazed windows to 3 sides offering far reaching views towards Hayle beach and Godrevy lighthouse. Double glazed sloping roof. Door into....

## OPEN PLAN LOUNGE/KITCHEN

21'2" x 19'3"

A light and airy room

LOUNGE AREA - Double glazed window to rear and side. Engineered oak flooring. Inset ceiling spotlights. Granite Inglewood fireplace with wood burner on slate hearth. Carpeted stairs rising to first floor.

KITCHEN AREA - Shaker style base and wall units with roll top work surface over. 4 ring electric hob with tiled splashback. Electric oven below. Stainless steel extractor above. Stainless steel one and a half bowl sink and drainer with tiled splashback. Integrated fridge, freezer and washing machine. Carpeted stairs to lower storage area.

## FIRST FLOOR

### LANDING

Double glazed window to side with delightful view of Godrevy lighthouse. Radiator. Fitted carpet.

### BEDROOM 1

13'6" narrowing to 11'6" x 10'6"

Double glazed window to rear with far reaching rural, sea and coastal views. Radiator. Fitted carpet. Door into Bedroom 2.

### BEDROOM 2

11'3" x 10'2"

Double glazed window to side. Radiator. Fitted carpet.

### BATHROOM

Obscure double glazed window to front. Attractively fitted with a modern white suite comprising panel enclosed bath with

mixer tap and mains fed shower above with tiled surround. Low level WC. Wash hand basin with monobloc tap and vanity unit below and tiled splashback. Radiator. Wood effect tiled floor. Cupboard with built in shelving.

## GROUND FLOOR ANNEXE

Currently self contained with its own entrance, but could be brought back into the main house with the removal of a partition wall.

## SITTING ROOM/BEDROOM

20' x 14'5"

Double glazed window to front. Obscure double glazed window to rear. Feature inglenook granite fireplace with space for wood burner on slate heath. Two radiators. Door into....

## SHOWER ROOM

8'4" x 4'9"

Fitted with a modern white suite comprising; Shower cubicle with mains fed shower. Glass shower screen and tiled surround. Wall mounted wash hand basin with mixer tap and tiled splashback. Low level WC with push button flush. Heated towel rail. Tiled floor. Inset ceiling lighting.

From sitting room, glazed door into....

## KITCHEN/BREAKFAST ROOM

21'3" x 7'

Two double glazed French doors to rear with access to paved terrace and truly spectacular sea and coastal views. Double glazed window to front with views over the garden. Open plan room with cream coloured shaker style base kitchen units with wood effect roll top work surface over. Stainless steel sink and drainer with mixer tap and tiled splashback. 4 ring electric hob with tiled splashback and electric oven below. Glass and stainless steel extractor above. Space and fridge. Engineered oak flooring. Two radiators.

## OUTSIDE

The property is approached via a paved driveway providing parking for 3/4 cars. Steps lead to composite decking area with glass screen. Steps down to the annexe. Gate to the rear leads to shared access for maintenance.

## GARDENS

Tiered garden laid to lawn and paving, beautifully landscaped, with a delightful array of mature shrubs, plants and bushes. Paved patio area with space for table and chairs. Glass and stainless steel surround. The garden offers delightful sea and coastal views.

Steps down to a lower level where there is a glass greenhouse. Paved pathway with well stocked borders. To the far end, steps lead up to a private enclosed, paved area with timber shed. This could be utilised as a seating area or space for hot tub/barbecue area.

## GARDEN OFFICE

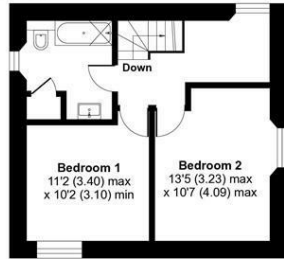
16'2" x 9'9"

A modern garden office with power and light supplied.

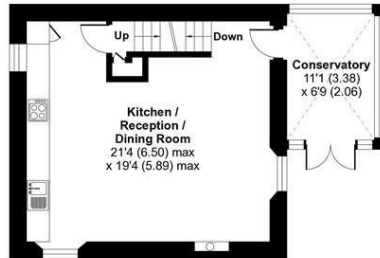
Denotes restricted head height

### Carbis Bay, St. Ives, TR26

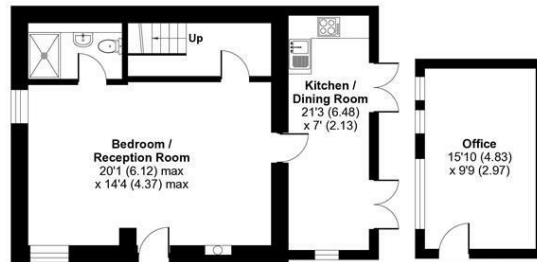
Approximate Area = 1519 sq ft / 141.1 sq m  
 Outbuilding = 154 sq ft / 14.3 sq m  
 Total = 1673 sq ft / 155.4 sq m  
 For identification only - Not to scale



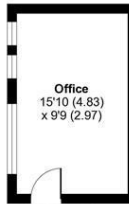
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



OUTBUILDING

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Millerson. REF: 992213



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT

Hayle Sales Office  
 01736 754115  
 hayle@millerson.com

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50 Fore Street, Hayle, Cornwall,  
 TR27 4DY

01736 754115  
 hayle@millerson.com

www.millerson.com

