



St. Ives Road
Carbis Bay
Carbis Bay
TR26 2JS

Offers In The Region Of

£900.000

- FIVE BEDROOM CHARACTER FAMILY HOME
- DETACHED ONE BEDROOM ANNEXE
- SEA AND WOODLAND VIEWS
- SPACIOUS ACCOMMODATION
 - LANDSCAPED GARDEN
 - WORKSHOP AND UTILITY ROOM
 - SOLAR PANELS
- A MUST SEE PROPERTY!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - sq ft



5



3



2



C72

Wooden front door opening into,,,

RECEPTION ROOM / OFFICE

14'1 x 10'7 (4.29m x 3.23m)

Tiled flooring, double glazed sash window to the front, built in cupboard and useful understairs cupboard. Two recessed shelving areas, radiator, space for wood burner (chimney currently blocked off) inset ceiling spot lights. Door to...

WORKSHOP/ STORE ROOM

20'8 x 10'9 (6.30m x 3.28m)

A great work space, or storage room. Tiled flooring, two stainless steel sinks and drainer, window to the front, gas boiler, space for fridge freezer, and chest freezer, door into...

LOBBY

Handing rail, double glazed door to the side opening into...

UTILITY ROOM

6'11 x 6'8 (2.11m x 2.03m)

Wooden shelving, space for washing machine, tumble drier, and dishwasher. Obscured window to the front,

From the office, a stable door leads into,,,

INNER HALLWAY

Tiled flooring, radiator, carpeted stairs to first floor level, door into...

LIVING ROOM

16'11 x 11'5 (5.16m x 3.48m)

Fitted carpet, picture rail, radiator, double glazed window to the front, double doors into...

SITTING ROOM

13'8 x 11'10 (4.17m x 3.61m)

Oak flooring, wood burning stove on a slate hearth, picture rail open into...

DINING ROOM

11'1 x 9'4 (3.38m x 2.84m)

Oak flooring, bifolding doors leading onto rear decking, radiator, space for large dining table and chairs, window to the side, open into...

KITCHEN

19'1 x 6'4 (5.82m x 1.93m)

Fitted with a range of shaker style wooden kitchen units with granite work surfing over, stainless steel under counter sink and mixer tap, granite upstands. Space for dishwasher, integrated two draw fridge. Range style cooker with five ring gas hob and twin ovens below, tiled splash back and stainless steel extractor above. Inset ceiling spot lights and two roof lights.

Door into inner hallway with carpeted stairs leading to...

FIRST FLOOR LANDING

Fitted carpet, door to built in cupboard, steps to upper landing, door into...

BEDROOM

10'8 x 7'8 (3.25m x 2.34m)

Fitted carpet, radiator, double glazed sash style window to the side.

BATHROOM

8'4 x 7 (2.54m x 2.13m)

Attractively fitted with a modern white suite comprising, freestanding slipper bath, wall mounted water fall style tap, Wash hand basin with water fall style tap, shelving below. Part tiled walls, large wall mounted mirror, obscured double glazed window to the front, low level w/c, shower cubicle with mains fed shower, tiled surround and glass door. Heated towel rail, under floor heating.

UPPER LANDING

Fitted carpet, understairs storage cupboard, stairs to second floor level, door into...

BEDROOM

12'2 x 11'7 (3.71m x 3.53m)

Fitted carpet, picture rail, wooden sash window to the side, radiator.

BEDROOM

16'6 x 11'2 (5.03m x 3.40m)

Fitted carpet, radiator, wooden box bay window to the rear offering woodland and distant sea views.

BEDROOM

8'6 x 7'3 (2.59m x 2.21m)

Fitted carpet, part glazed, double doors to the rear, radiator.

Carpeted stairs lead to

TOP FLOOR LANDING

Fitted carpet, door into loft space, door into...

BATHROOM

7'4 x 5'4 (2.24m x 1.63m)

Panel enclosed bath with mixer tap, mains fed shower over with glass shower screen. Low level w/c wash hand basin with wall mounted mixer tap, tiled splash back. Sloping ceiling, with exposed beams, under floor heating.

BEDROOM

20'11 x 12'6 (6.38m x 3.81m)

Sloping ceiling, fitted carpet, exposed ceiling beams, double glazed window to the rear with sea views, radiator, wooden sash window to the front.

OUTSIDE

The property is approached via a shared access, leading onto a tarmac driveway, providing parking for four cars, space for metal shed.

Steps lead down to the front door and access to the side leads onto a good sized block paved seating area, leading onto...



DETACHED ANNEXE

Currently used as a successful holiday let but could also be ideal for ancillary accommodation for the main house.

Door leading into..

OPEN PLAN LOUNGE/ KITCHEN/DINER

21'9 x 10'3 (6.63m x 3.12m)

Entrance matting, step up to an open plan kitchen/lounge/diner, with tiled flooring, two double glazed windows to the side.

Double glazed French doors to the rear leading onto a decked terrace with delightful views of the garden.

Wooden panelled walls, and ceiling with inset ceiling L.E.D lighting.

Kitchen- electric hob, combination microwave below. Wooden work surfacing, sink with mixer tap, double glazed window to the side, space for fridge freezer. Step up to...

BEDROOM

12'1 x 9'4 (maximum measurement) (3.68m x 2.84m (maximum measurement))

Tiled floor, electric radiator, double glazed window to the front.

SHOWER ROOM

Shower cubicle with mains fed shower, obscured double glazed window, low level w/c, wash hand basin with waterfall style tap, illuminated mirror, underfloor heating.

REAR GARDEN

Access from the kitchen / dining room leads onto a wooden decked terrace, steps lead down to a paved patio area, ideal for al fresco dining. Steps lead down to the garden which has been landscaped and laid mainly to lawn, well stocked with mature shrubs and bushes and palms.

Steps leads down to the bottom of the garden where there is gated access leading onto a wooded valley.





St. Ives Road, Carbis Bay, Carbis Bay, TR26 2JS

MATERIAL INFORMATION

Verified Material Information

Council tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 5 bedrooms, 3 bathrooms, 2 receptions
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic tank
Heating: Central heating
Heating features: Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
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: C

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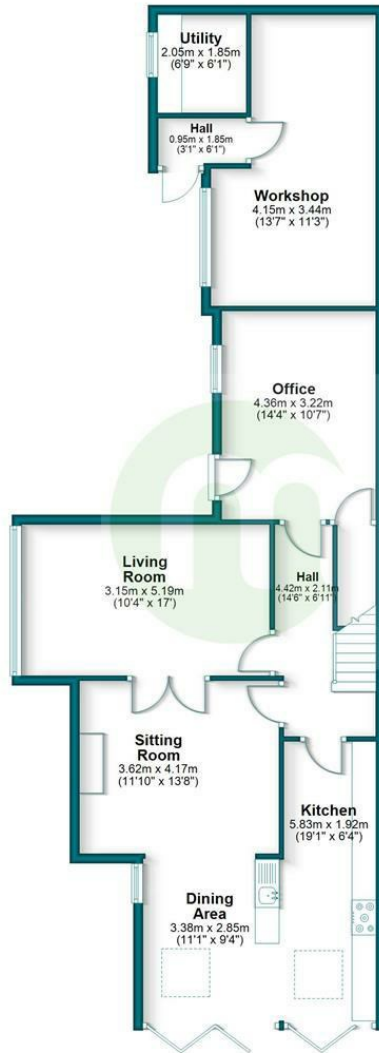
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

AGENTS NOTE

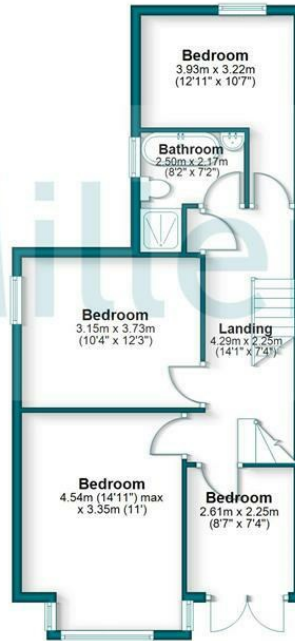
The property benefits from photovoltaic panels which are owned by the vendors. The ownership of these panels will transfer over to the new owners upon completion.



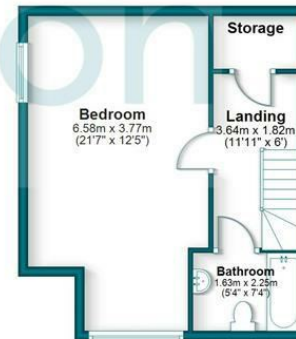
Ground Floor
Approx. 97.3 sq. metres (1046.8 sq. feet)



First Floor
Approx. 56.3 sq. metres (605.6 sq. feet)



Second Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 189.4 sq. metres (2038.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(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	

Directions To Property

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