



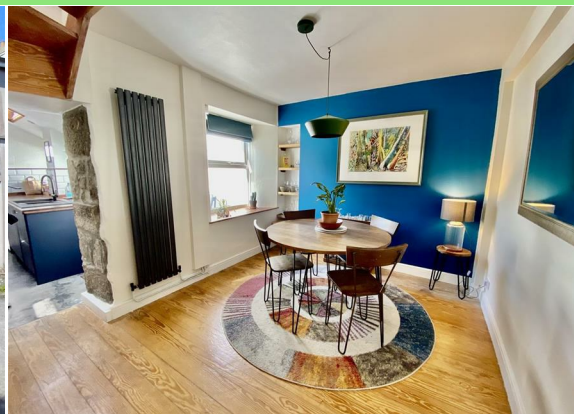
Nanjivey Place

St. Ives

TR26 1BG

Asking Price £325,000

- Traffic free private road
- Views Into St Ives Bay
 - Parking
 - 3 Bedrooms
 - 2 Reception Rooms
- Enclosed Rear Courtyard
 - Double Glazing
 - Gas Central Heating
 - Newly Refurbished Throughout
 - EPC - C69



Tenure - Freehold

Council Tax Band - B

Floor Area - 861.11 sq ft



Description

A recently refurbished 3 bedroom home only 10 minutes walk from the centre of St Ives. This house has been lovingly refurbished throughout and is in walk in condition. Enjoy fantastic sea views as far as Godrevy Lighthouse from all front facing rooms in the house through new tilt and swing windows. The bathroom and kitchen also have new double-glazed windows. The kitchen has been completely refurbished including polished concrete floor, new brand name appliances throughout and instant boiling water tap. The living room has a newly laid solid wood floor as well as new Chilli Penguin woodburner. Bedrooms and family bathroom are on the first and second floor. A bus stop serving all main routes is just 2 minutes away, and the local Co-op and school are within a 5-minute walk

Entrance

Twin pane front door, opening into

Living Room

13'11 x 10'01 (4.24m x 3.07m)

Exposed floorboards. Radiator. Double glazed tilt and turn window to the front aspect with a view of St Ives Bay. Fireplace with a wood burner stove inset set onto a slate hearth with recess oak shelving to each side. Door into:

Dining Room

13'11 x 9'07 (4.24m x 2.92m)

Floorboards. Vertical radiator. Deep set double glazed window to the rear aspect. Turning open tread stairs rising to the first floor landing. Recessed oak shelving. Arch with exposed granite quoins leading through into:

Kitchen

11'00 x 6'02 (3.35m x 1.88m)

Recently fitted kitchen with Belling 4 ring induction hob, Neff eye-level oven, integrated Hoover tumble dryer and integrated gas combi boiler and polished concrete floor. Range of base level units and drawers with recess for a washing machine. Oak wood counter top. Metro tiles. Composite sink drainer with instant boiling water tap. Double glazed windows looking into the rear

courtyard. Eye level units. Recess for a free standing fridge freeze. 2 x Velux windows. Double glazed door opening into the rear garden.

Returning to the dining room, the open tread stairs lead up onto the first floor landing with wood effect flooring and two storage cupboards. Further stairs lead to the master bedroom. Inner landing with doors leading to:

Bathroom

8'07 x 6'09 (2.62m x 2.06m)

Spacious bathroom with separate mains supplied shower with glazed doors, plus free standing claw foot bath with tiled surrounds. Ladder towel rail. Laminate flooring. Dual flush W/C. Hand wash basin with tiled splashback and vanity mirror above. Obscure tilt and turn double glazed window to the rear aspect with a tiled sill.

Bedroom

10 x 7'01 (3.05m x 2.16m)

Double glazed tilt and turn window to the front aspect offering a lovely view out into St Ives Bay and Godrevy Lighthouse. Carpet. Radiator.

Bedroom

10'01 x 6'08 (3.07m x 2.03m)

Double glazed tilt and turn window to the front aspect offering a lovely view out into St Ives Bay and Godrevy Lighthouse. Laminate flooring. Radiator.

From the landing are stairs rising up into:

Bedroom

12'09 x 11'03 (3.89m x 3.43m)

2 x Velux windows to the front aspect offering a stunning view of St Ives Bay and Godrevy Lighthouse. Wooden floorboards. 1 x Velux window to the rear aspect. Bonnet ceiling. Storage cupboards into the eaves. Radiator.

Outside

The front of the property has parking for one car. Directly across



the private lane, there is a small area with a storage box and a palm tree, creating an ideal seating area. The rear courtyard, accessed via the kitchen double glazed door, has an outdoor hot and cold shower, perfect for coming back from the beach, and offers a low maintenance garden incorporate seating areas and a raised deck, with a gate leading out onto the the rear lane.



Directions To Property

Head up The Stennack, passing the doctors surgery. Continue up the hill and upon reaching The Royal British legion turn right into Nanjivey Place. Follow the lane around to the right and to the end where you bear left and the property will be found on your left. There are pedestrian steps with direct access to the Stennack from Nanjivey Place.

Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	