



The Saltings , Lelant

St Ives, TR26 3EB

Jeremy
McGinn & Co

Offers Over £600,000



Originally comprising the Coach House to an adjoining prominent property and forming part of the historical Trevethoe Estate, The Coach House was used to house the horses and carriage of the estate manager. The property was literally rebuilt in around 1981 to create the current dwelling which has further modernised and refined by the current owners.

The potential to create an income from home is an extremely attractive option following the creation of a stylish holiday let, which has enjoyed a brisk trade since commencing business. Alternatively for those looking for multigenerational living, the holiday let would offer very comfortable ancillary accommodation to the main house. Furthermore, there is an insulated timber studio, currently used as an art studio (19' x 9'2"), with water/waste supply, internet connection and electric offering scope for use as an excellent home office.

The Coach House itself comprises a very well appointed DETACHED bungalow, set in extensive private grounds set well back from the lane and being approached via a generous driveway offering parking for numerous vehicles. The sizeable plot means that there is plenty of scope for further extension to the property (subject to necessary consents) offering new owners plenty of opportunity to make their mark.

The Coach House - The well-proportioned accommodation benefits from gas central heating and uPVC double glazing throughout and comprises -



Offers Over £600,000

 2  1  1  D

Entrance Hall, Living/Dining Room with fitted log burner and exposed local stone, Fitted Kitchen including cooker, fridge/freezer & plumbing for white goods, two Double Bedrooms and Bathroom. The property has been completely refurbished throughout to offer a completely 'turn-key' home.

Annexe - Recently converted to create very stylish accommodation including open plan Living/Fitted Kitchen/Bedroom and Luxury Shower Room. There is a large loft area offering scope for further accommodation (subject to necessary consent).





Tax Band: C

Council: Cornwall Council

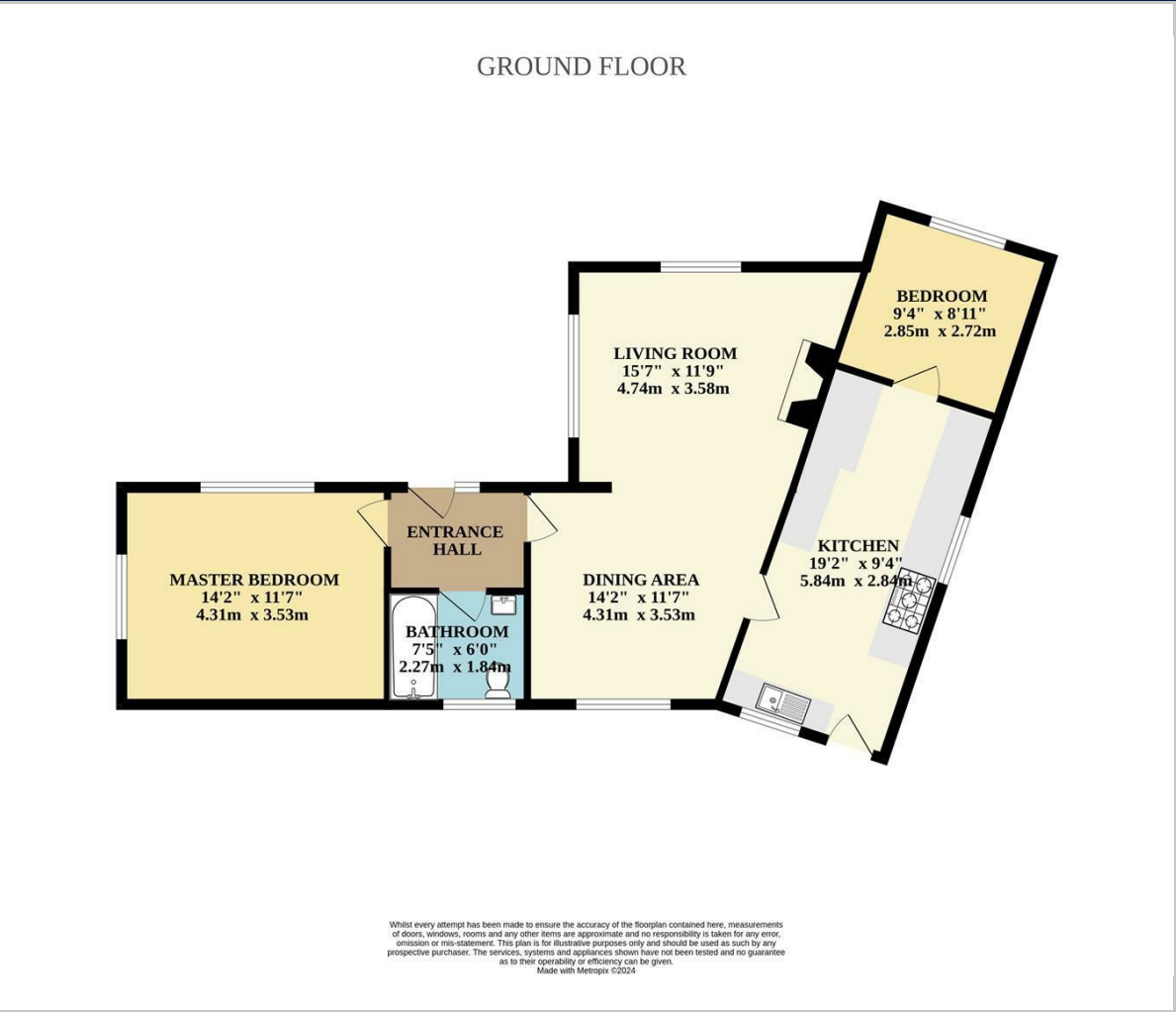
Tenure: Freehold

Lelant really does have so much to offer being only 4 miles from St Ives with 2 local pubs, The Watermill & The Badger, St Uny Church, The Forge Restaurant, Birdies Café & Dobbies Garden Centre.

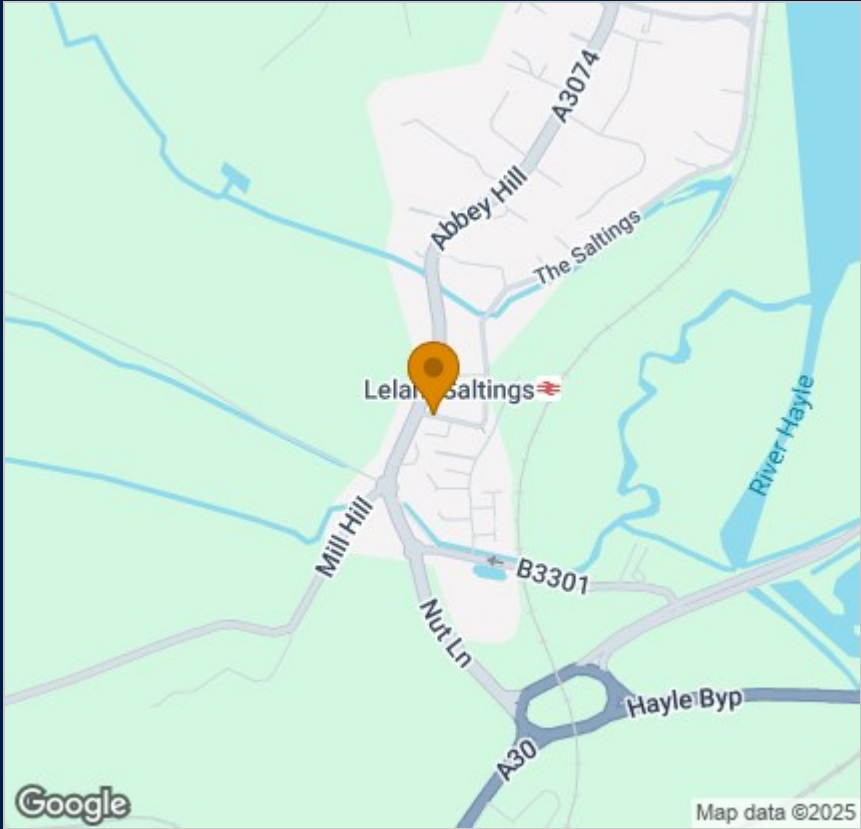
The village is set on the west side of the Hale Estuary and Porthkidney Beach is within walking distance enabling residents to enjoy the coastal lifestyle right on the doorstep. A local branch railway offers regular local services into St Ives and also to nearby St Erth from which there are excellent rail services to London Paddington.



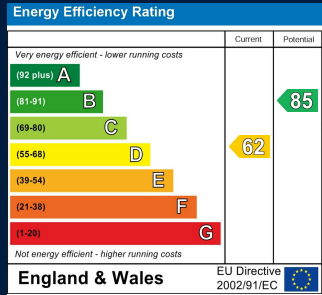
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com