

21 Church Close Lelant, TR26 3JX







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Nestled in the charming village of Lelant, Church Close presents a delightful opportunity to acquire a lovely detached bungalow. This one-bedroom property is ideally situated within walking distance of the stunning Porthkidney beach, making it perfect for those who appreciate coastal living. Additionally, the renowned West Cornwall Golf Club is just a stone's throw away, catering to golf enthusiasts.

Upon entering the bungalow, you will find an excellent-sized living room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen dining room is well-appointed, providing a comfortable space for meals. The large double bedroom features built-in double wardrobes, ensuring ample storage while maintaining a tidy appearance. The family bathroom is conveniently located, adding to the practicality of this charming home.

Outside, the property boasts driveway parking for two to three cars, leading to a spacious single garage, which is a valuable addition for those needing extra storage or workshop space. The front garden is beautifully landscaped with gravel and a variety of specimen shrubs and plants, enhancing the property's curb appeal. This garden extends around to the rear. To the side, you will discover a raised terrace accessible from the lounge. Below, a lawn garden is enclosed by walling and a mature hedge, providing a serene and private outdoor space to enjoy.

This bungalow is a perfect blend of comfort, convenience, and charm, making it an ideal choice for anyone looking to embrace the tranquil lifestyle that Lelant has to offer.



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Guide Price- £350,000

Location

Lelant is a small and sought after village offering access into the picturesque harbourside town of St Ives as well as excellent access onto the A30 which leads into the major market towns and Cathedral city of Truro, nestled along the stunning Hayle Estuary. The village offers the championship golf course of West Cornwall offering breathtaking views from many greens and tee's. Lelant is also the home of the historic church of St Uny. The village also offers two excellent local pubs and the famed brassiere The Forge. Porthkidney Sands is a golden sandy beach looking out into St Ives bay and taking in the whole vista from St Ives across to Godrevy lighthouse. Known for its charming cottages and scenic views, it offers a tranquil escape with easy access to beautiful beaches and coastal walks, along the South West Coastal foot path. Lelant is perfect for those seeking a peaceful lifestyle amidst natural beauty.

Accommodation

Entrance
Reception Hall
Living Room

Kitchen Dining Room

Bathroom

Bedroom

Garage

14'09 x 11'02

With a metal up and over door. The garage is larger than a standard single garage.

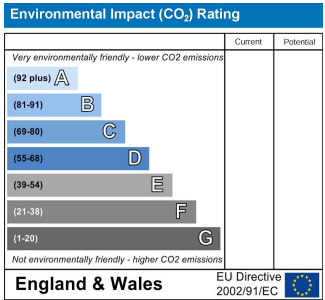
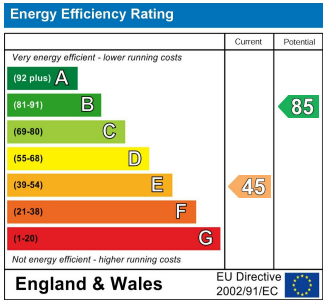
Parking

To the front of the property is a sloping driveway offering parking for 2 cars and to the side of the garage is a further parking space

Outside

To the front of the property is a graveled garden that houses a number of specimen shrubs and plants along with a path that leads to the front door. To the side of the property is a raised sun terrace that can also be accessed from the living room. From the terrace are steps leading down onto the lawn garden that is enclosed by mature hedging and walling. Within this area of garden is a mature ash tree. From the sun terrace is access around to the rear which is again graveled for ease of maintenance this extends around to the further side of the property which creates the further parking area.





Services

Mains Gas, Electric, Water and Drainage

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

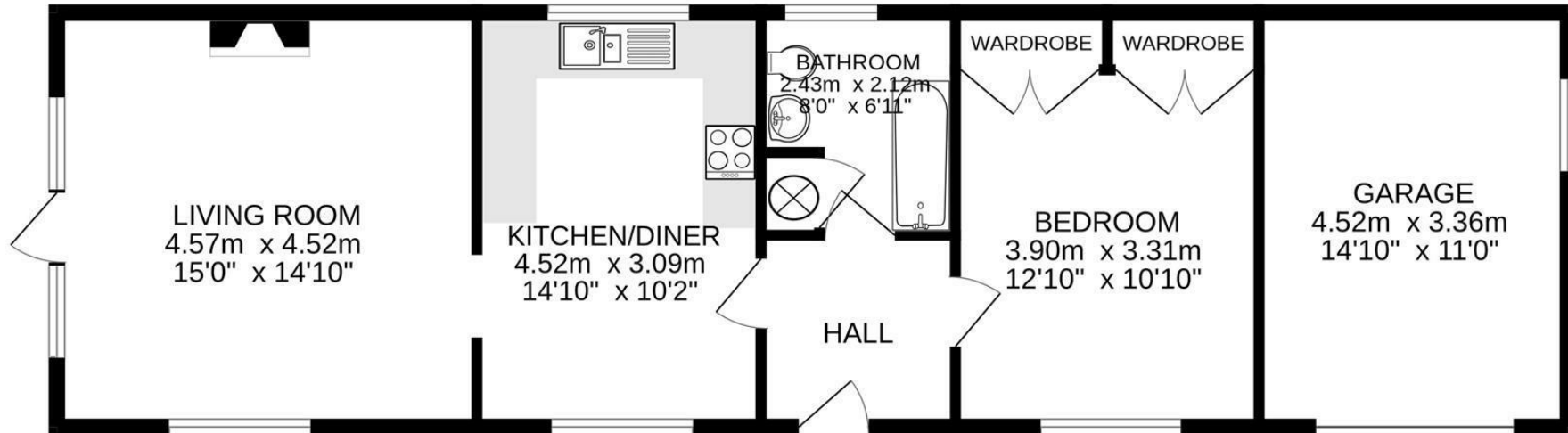
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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