



Willowcroft, Laity Lane, Carbis  
Bay, St. Ives, Cornwall, TR26 2TF







**WILLOWCROFT, LAITY LANE, CARBIS BAY, ST. IVES, CORNWALL, TR26 2TF**

**£525,000 FREEHOLD**

**\* DETACHED FIVE BEDROOM BUNGALOW \* LIVING ROOM \***

**\* KITCHEN / DINING ROOM \* UTILITY ROOM \* FAMILY BATHROOM \***

**\* SHOWER ROOM \* GAS CENTRAL HEATING \* DOUBLE GLAZING \* GENEROUS SIZE GARDENS**

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**\* PARKING FOR MULTIPLE VEHICLES \* OFFICE AND WORKSHOP (PREVIOUSLY THE GARAGE)**

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**\* EPC = C \* COUNCIL TAX BAND = D \* APPROXIMATELY 116 SQUARE METRES \***

A beautifully presented and spacious five-bedroom detached bungalow, set on a good size plot in a sought-after area on the edge of Carbis Bay village. This delightful home offers generous and versatile accommodation throughout, perfect for family living. The property is complemented by superb, well-maintained gardens, providing excellent outdoor space for relaxation and entertaining. Externally, the home benefits from ample parking for approximately six cars together with a garage, ensuring convenience and practicality. Located in a popular and peaceful residential area, just a short distance from local amenities, stunning beaches, and the vibrant town of St Ives, this exceptional property really needs to be viewed to appreciate to the full.

**ENTRANCE PORCH:** Built in storage cupboard, internet point. Door to:

**LIVING ROOM:** 15' 11" x 15' 11" maximum (4.85m x 4.85m) Bow window to the front with deep sill, radiator, gas fire set in stone hearth and surround with ornate wooden mantle over. Door to:

**KITCHEN / DINING ROOM:** 24' 1" x 8' 10" minimum (7.34m x 2.69m) Range of base and wall mounted cupboards, integrated fridge/freezer, plumbing for washing machine/dishwasher, one and a half bowl stainless steel sink unit with mixer tap, larder cupboard, breakfast bar, electric double oven and hob, extractor fan, built in microwave, double glazed door and panel to the rear with very pleasant views over the rear garden, two double glazed windows to the rear again enjoying the garden views, radiator and fan assisted low level radiator, T.V. and phone point.

**UTILITY ROOM:** 7' 10" x 5' 2" maximum (2.39m x 1.57m) Plumbing for washing machine, access to the loft.

**BEDROOM TWO:** 10' 0" x 8' 11" up the built in storage (3.05m x 2.72m) Double glazed window to the front, radiator, built in storage cupboards including the airing cupboard with radiator, electric heater and wall mounted boiler, sunken spotlights.

**SHOWER ROOM:** With shower cubicle, radiator, wash hand basin, low level W.C., opaque double glazed window to the rear, extractor fan, splashback and sunken spotlights.

**INNER HALL:** Access to the loft, PIV system.

**BEDROOM ONE:** 11' 11" x 10' 0" plus door recess (3.63m x 3.05m) Double glazed window to the rear enjoying views over the rear garden, radiator.

**BEDROOM THREE:** 11' 0" x 9' 10" (3.35m x 3.00m) Double glazed window to the front, radiator.

**BEDROOM FOUR:** 9' 11" x 8' 4" maximum (3.02m x 2.54m) Double glazed window to the front, radiator.

**BEDROOM FIVE:** 8' 5" x 7' 1" (2.57m x 2.16m) Double glazed window to the side, radiator.

**BATHROOM:** Corner bath with shower over, low level W.C. with concealed cistern, vanity sink unit with storage under, opaque double glazed window to the rear, complementary tiling, wall mounted electric heater, radiator, shaver socket and light.

**OUTSIDE:** To the front of the property there is a gravelled in and out driveway offering ample parking for around six vehicles, ideal for parking for a motorhome. There is covered gated access to one side of the property leading to the rear garden which is mostly laid to lawn with a profusion of mature plants and shrubs, a slate paved area, decking and water feature. The gardens are a real feature of this property, offering a high degree of privacy and protection, ideal for alfresco dining.

**GARAGE:** Currently split into an office and storage area, however could be reinstated to a garage by removing the partitions.

**STORAGE AREA:** 16' 5" x 8' 4" (5.00m x 2.54m) Electric heater, eaves storage, courtesy door to the side.

**OFFICE:** 7' 10" x 6' 10" (2.39m x 2.08m) Window to the side, electric heater, phone socket, smoke detector linked to the main house.

**BLOCK BUILT SHED:** 14' 3" x 8' 0" maximum (4.34m x 2.44m) With power and light.

**SERVICES:** Mains water, gas, electricity and drainage.

**AGENTS NOTE:** We checked the phone signal with EE which was good. The property is constructed of block under a tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

**DIRECTIONAL NOTE:** Via What3Words: ///outgrown.thuds.beats

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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