

11 LITTLE-IN-SIGHT

St. Ives, TR26 1BD

Price: £365,000



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Tucked away in a secluded position, this spacious three-bedroom semi-detached home offers generous living accommodation with two reception rooms, a garage and extensive rear gardens and large detached two bedroom annexe. Benefitting from ample parking potential and conveniently located close to the town centre and local amenities, this property presents an excellent opportunity for families possibly with dependent relative or wanting extra space. This super property has huge potential and although it is in need of some updating, viewing is highly recommended and being sold with no further chain





PROPERTY

This versatile semi-detached property offers an excellent opportunity for multi-generational living or potential rental income, comprising a spacious three-bedroom main residence together with an attached two-bedroom annexe. Set on a generous plot, the property further benefits from extensive rear gardens, ample parking, a drive-through car port with scope for additional parking. The main house features an entrance hallway leading to a comfortable living room, separate dining room, and fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. The attached annexe provides flexible and self-contained accommodation, comprising a large open-plan living room/kitchen, two bedrooms, and a shower room. Externally, the property enjoys substantial rear gardens offering plenty of outdoor space, while the drive-through car port and garage provide excellent parking and storage facilities, with further potential to expand parking if required.

LOCATION

Tucked away in a pleasant and private position, this property enjoys the perfect balance of peaceful living while remaining within easy reach of the heart of St Ives. Renowned for its stunning coastline, thriving community, and relaxed lifestyle, St

Ives is one of Cornwall's most desirable places to call home, particularly for families looking to enjoy both convenience and the outdoors. The town offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, and healthcare facilities, along with well-regarded local schools nearby. Families can enjoy a wonderful coastal lifestyle with beautiful sandy beaches, scenic walks, playgrounds, and a wide variety of leisure activities all close at hand. Despite its tucked-away setting, the property remains well connected, with easy access to the town centre, nearby transport links, and surrounding Cornish countryside. Whether it's spending weekends at the beach, exploring coastal paths, or enjoying the welcoming atmosphere of the local community, St Ives provides an exceptional setting for family life.

ACCOMMODATION

Entering the property, you are welcomed by a light and airy entrance hallway featuring a part-glazed front door with matching side panel, stairs rising to the first floor with useful storage beneath, and access to the principal reception rooms

1

The living room is a cosy and inviting space, enjoying a window to the front aspect, radiator, TV point, and a charming fireplace

with inset log burner and attractive wooden surround, creating a wonderful focal point for the room. A door leads through to the dining room, a pleasant space for entertaining or family meals, with views over the rear garden and there is a blocked door (easily un-blocked) into the kitchen

2

The kitchen is generously sized and fitted with a range of eye and base level units with ample worktop space over, stainless steel sink and drainer, and a large range-style cooker with extractor hood above. There is space for a fridge freezer and plumbing for a dishwasher, making it both practical and functional for family life. A separate utility room provides additional storage along with plumbing for a washing machine and space for a tumble dryer. There is also potential to create an internal connection through to the annexe if desired.

3

To the first floor are three bedrooms, comprising two comfortable double bedrooms positioned to the front and rear aspects, together with a well-sized single bedroom. The family bathroom is fitted with a panelled bath with shower over, close-coupled WC, and wash hand basin

THE ANNEXE

The self-contained annexe is accessed independently from the rear of the property and offers flexible accommodation including a spacious open-plan living room with fitted kitchen area, two bedrooms, and a shower room.

EXTERNAL

Externally, the property benefits from a particularly generous rear garden, ideal for families, entertaining, or keen gardeners alike. A drive-through car port leads to the rear and offers excellent parking facilities with potential for more

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: D ## The building Semi-detached house, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing and wood burner Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE great Parking: Driveway and Private ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Public right of way: The neighbours at number 12 have access to wheel their bin at the end of the garden (parking area) to the main forecourt Title register restrictions (CL376417): - The property is subject to restrictive covenants, which are rules that limit what can be done with the land, as set out in a 1979 deed. These are common and help maintain the character of a neighbourhood. - The current owner has entered into a personal agreement to follow the rules mentioned in the 1979 deed and to protect the previous owners from any legal issues arising from them. - There is a standard administrative entry that requires the mortgage lender's consent before a sale is finalised. This is a routine part of the conveyancing process to ensure the mortgage is paid off when the property is sold. Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.



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