

BOSCARNON STEEPLE LANE

St. Ives, TR26 2AY

Price: £625,000



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Situated along one of St Ives' most well thought of lanes, but still within walking distance to St Ives and the fantastic countryside and coastal walks within the area. This super 3 bedroom detached dormer bungalow with 2 large reception rooms offers immaculate, spacious and light accommodation internally mixed with extremely well tended surround gardens, ample off road driveway parking and large detached garage. With gas central heating throughout, double glazing and recently replaced slate roof, this stunning home must really be viewed to be fully appreciated. No chain. For material information please use QR code in the photos



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BOSCARNON, STEEPLE LANE, St. Ives, TR26 2AY

DESCRIPTION AND LOCATION

A superbly presented and very well looked after and located detached 3 bedroom dormer bungalow. Sitting within its own enclosed gardens with driveway parking and detached large garage. The property is located along Steeple Lane which is regarded locally as one of the prime locations within the coastal resort of St Ives. It is walking distance down to the town with country walks also on your doorstep up to Knills Monument where you will be able to see both the North and South coastline. St Ives has always been the jewel in West Cornwall but with its gently sloping sandy beaches, crystal clear blue seas, a plethora of fine restaurants and independent shops, it has quickly become one of the most desirable destinations to live and holiday.

ENTRANCE HALLWAY 8' 6" x 12' 2" (2.6m x 3.7m)

Stairs to first floor, window to the front, radiator, power points

BEDROOM ONE 14' 5" x 11' 10" (4.4m x 3.6m)

Square bay window to the front, power points, 2 radiators, TV point

BATHROOM

Tiled flooring, panelled bath, window to the side, heated towel rail, built in airing cupboard. Part separation to the close coupled WC and wash hand basin inset small vanity unit with further window to the side, radiator

LOUNGE TWO / DINING ROOM 10' 10" x 12' 2" (3.3m x 3.7m)

Lovely light room with doors opening into the conservatory, radiator, power points, recess cupboard space, power points

CONSERVATORY 9' 6" x 7' 6" (2.9m x 2.28m)

Polycarbonate roofing, glazing to 3 sides, double doors opening out to the enclosed front gardens, power points

LOUNGE 20' 0" x 11' 10" (6.1m x 3.6m)

Wood framed double glazed window to the rear, radiator, square bay window to the side, fireplace with gas fire onset, power points, TV point

KITCHEN 14' 5" x 12' 6" (4.4m x 3.8m)

Great sized kitchen with under floor heating, tiled flooring, double glazed window to the side, extensive range of eye and base level units with ample worktop surface over. 4 ring electric hob with extractor fan and hood over, De Dietrich integrated microwave and double oven with warming drawer, integrated dishwasher, sink unit, window to the front, radiator, space for fridge freezer, door to

UTILITY ROOM

Door to the rear, window to the side, boiler, heated towel rail, stainless steel sink unit with taps over, plumbing and space for washing machine and dryer, power points.

FIRST FLOOR LANDING

Window half way up the staircase to the front, doors to

BEDROOM TWO 7' 10" x 18' 8" (2.4m x 5.7m)

Two Velux windows, radiator, power points, storage under the eaves

BEDROOM ONE 13' 3" x 12' 2" (4.04m x 3.7m)

Window to the front, radiator, Velux window, power points, door to

DRESSING ROOM 9' 6" x 5' 11" (2.9m x 1.8m)

Power Points, Velux window, power points

SHOWER ROOM

Large walk in shower cubicle with mains connected shower, heated towel rail, wash hand basin inset vanity unit with storage below and further range of drawers and cupboard space for storage. Tiled floor

OUTSIDE

The gardens of this property are a real feature. The property is accessed via gates into the driveway which holds parking for 4 vehicles up to the garage . There is gate access around both sides of the property and the side of the garage to the rear gardens. From the driveway there is gate access into the front garden. The front garden has a large lawn area bordered by mature plants, shrubs and bushes. There is a wall and front patio area and further side garden with many further mature plants and shrubs. Path access leads to the rear which again is enclosed by mature hedging, shrubs and plants. Large lawn area and further patio seating area. To the rear of the garage is a small garden store room, electric point and tap.

THE GARAGE 18' 5" x 13' 3" (5.61m x 4.04m)

With remote metal up and over door, electric box, door to rear garden, eaves storage above, power connected.

MATERIAL INFORMATION

Verified Material Information Council tax band: E Council tax annual charge: £2863.1 a year (£238.59 a month) Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good Parking: Garage, Driveway, and Off Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: E All information is provided



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Denotes restricted head height

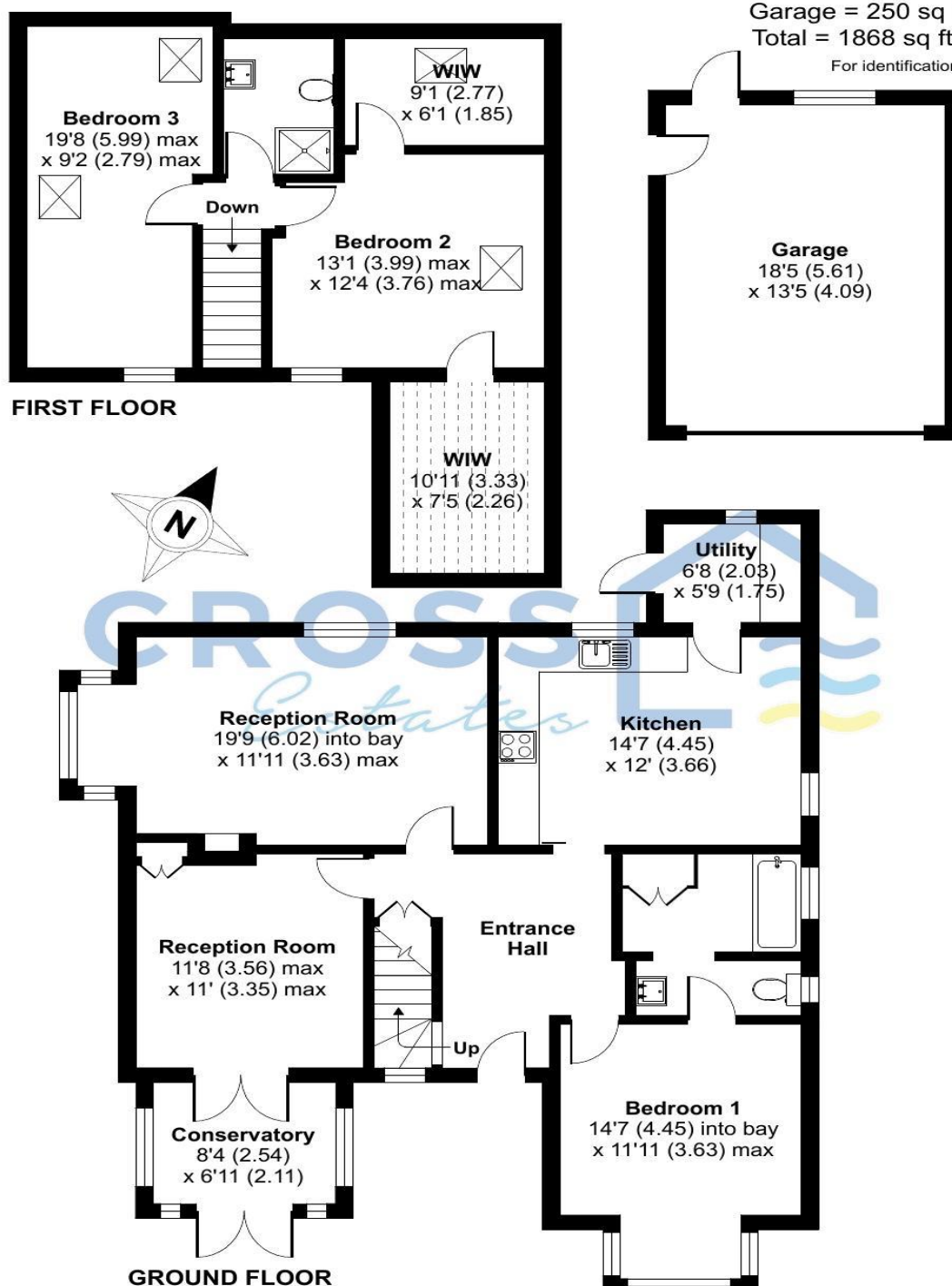
Approximate Area = 1529 sq ft / 142 sq m

Limited Use Area(s) = 89 sq ft / 8.2 sq m

Garage = 250 sq ft / 23.2 sq m

Total = 1868 sq ft / 173.5 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cross Estates Limited. REF: 974706

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