

14 RICHMOND WAY

Carbis Bay, St. Ives, TR26 2JY

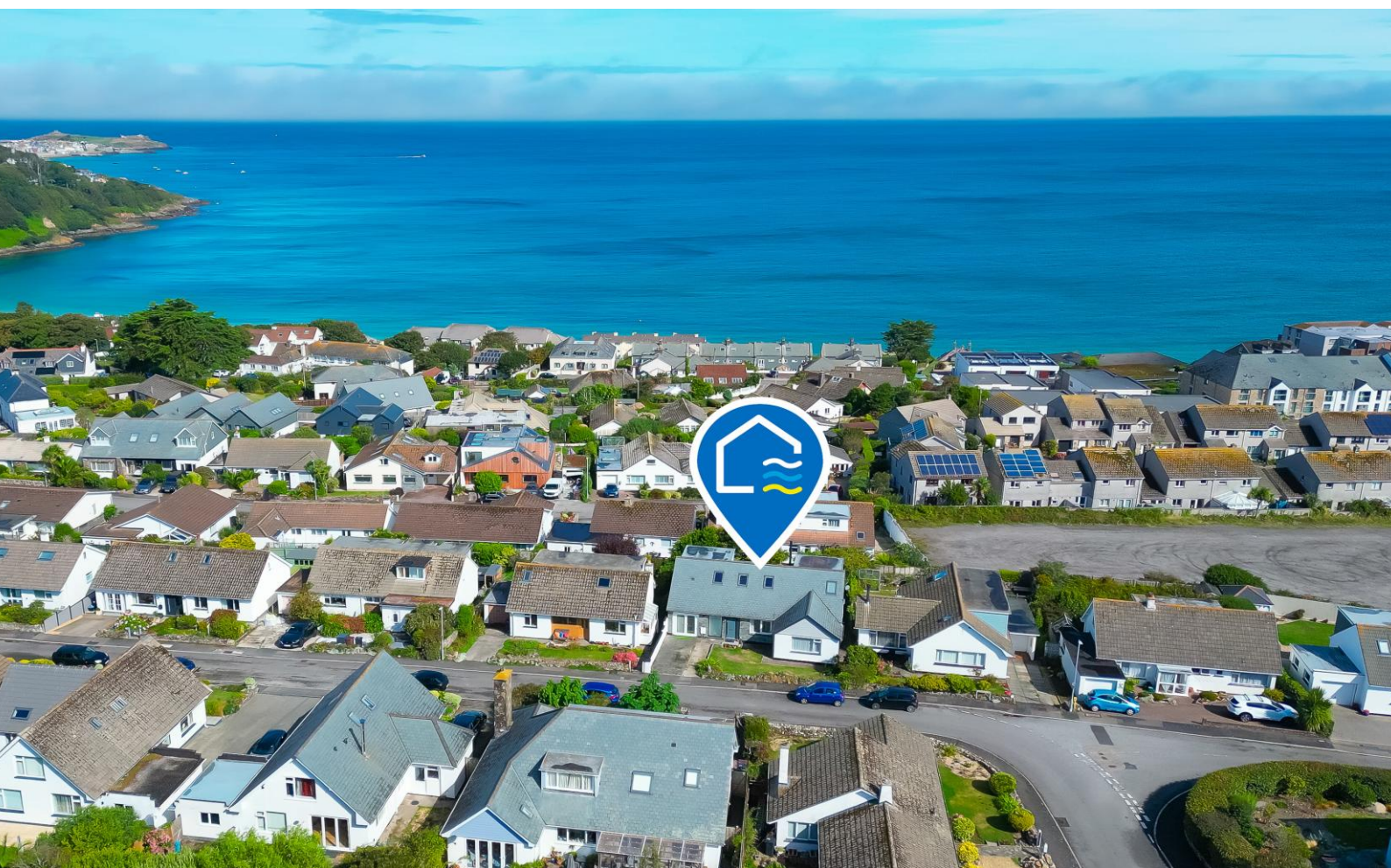


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Price: Offers in excess of £695,000

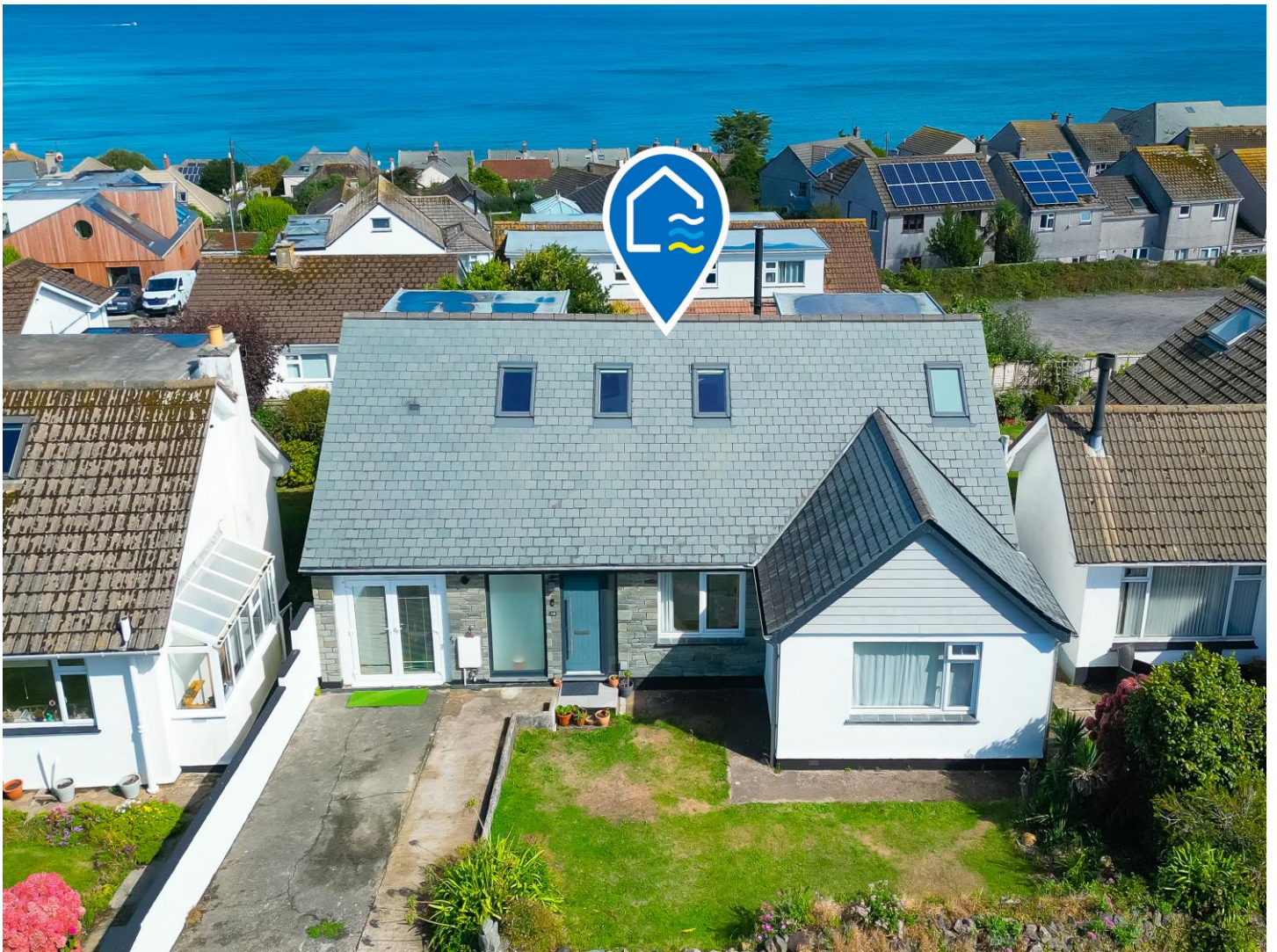
STUNNING 4 BEDROOM, 4 BATHROOM HOME WITH SEA VIEWS A beautifully presented and exceptionally versatile four-bedroom, four-bathroom home in a sought-after Carbis Bay location, offering superb accommodation arranged over two floors. Highlights include a stunning contemporary kitchen/diner with NEFF appliances, spacious living room with log burner, flexible ground-floor accommodation and an impressive first-floor living space enjoying far-reaching sea and coastal views towards Godrevy and St Ives. With attractive gardens, raised decking and off-road parking for two vehicles, this is a truly impressive home that must be viewed to appreciate the space, quality and versatility on offer.



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PROPERTY DESCRIPTION

A beautifully presented and remarkably versatile home situated in the highly popular Richmond Way area of Carbis Bay. Offering generous and flexible accommodation arranged over two floors, the property has been finished to an excellent standard throughout, with stylish contemporary interiors, a superb kitchen/dining space, multiple bedrooms and en-suites, off-road parking and attractive gardens. One of the real strengths of this impressive home is the flexibility of the accommodation. The ground floor provides a wonderful light-filled living room with contemporary log burner, which flows into a superb kitchen/dining area fitted with an extensive range of modern units, granite work surfaces and quality NEFF appliances. There are also several ground-floor bedrooms, including en-suite facilities, together with a further room currently used as a home office. The first floor provides an exceptional additional living space which could suit a variety of uses. Currently arranged with a spacious living area, fitted kitchen, bedroom and bathroom, it enjoys wonderful sea and coastal views towards Godrevy and along the coastline, as well as towards St Ives. Outside, the property benefits from off-road parking for two vehicles, a lawned front garden and an enclosed rear garden with lawn and

raised decked seating area. A particularly impressive home offering space, style and versatility in a sought-after Carbis Bay location.

ENTRANCE HALL

Composite entrance door opening into a welcoming entrance hall with engineered oak flooring, radiator and doors providing access to the principal ground-floor accommodation. Further access to the first-floor accommodation.

LIVING ROOM

A beautiful, light and bright room of excellent proportions with continuation of the engineered oak flooring. A large contemporary corner log burner creates an attractive focal point, with window overlooking the rear, radiator, ample power points and TV point. Door to the office/bedroom and access through to the inner hallway. The accommodation flows naturally through into the kitchen/dining area.

KITCHEN / DINING ROOM

A superb entertaining and family space with ample room for a large dining table and chairs. Double-glazed doors open directly

onto the rear garden, complemented by two further windows to the rear, allowing plenty of natural light into the room. Radiator and ample power points. The beautifully appointed kitchen comprises an extensive range of contemporary eye and base-level units with generous granite worktop surfaces over. Large central island incorporating a NEFF induction hob with a stylish rising NEFF extractor. Inset sink with routed drainer, two eye-level NEFF ovens, integrated fridge/freezer and integrated dishwasher. An exceptional kitchen and dining space forming the heart of the home.

OFFICE / BEDROOM

A versatile room currently used as an office, with window to the front, radiator and power points. Equally suitable for use as an additional bedroom if required.

INNER HALLWAY

Providing access to further ground-floor bedrooms and bathroom

BEDROOM

A beautifully light room with window overlooking the rear garden, continuation of the attractive flooring, radiator and power points.

BATHROOM

Tiled flooring with suite comprising panelled bath, wall-hung wash hand basin and close-coupled WC. Stainless steel heated towel rail, window to the side and useful built-in cupboard with slatted shelving.

BEDROOM

Another beautifully presented and light room with window to the front, attractive flooring, radiator and power points. Built-in wardrobes providing hanging space and shelving. Door to:

EN-SUITE

Tiled flooring with large walk-in shower enclosure incorporating a mains-connected shower with rainfall and detachable shower heads. Wall-mounted wash hand basin, close-coupled WC, stainless steel heated towel rail and window to the side.

BEDROOM

Accessed from the main inner hallway and offering further flexible accommodation. Tiled flooring, windows to the front, radiator and power points. Door to:

EN-SUITE

Large walk-in shower enclosure with mains-connected rainfall and detachable shower heads, wall-mounted wash hand basin and close-coupled WC. Window to the rear and stainless steel heated towel rail.

FIRST FLOOR

Accessed from the main entrance hall via a small lobby with full-height windows to the front and stairs rising to the first floor. The first floor provides a superb and highly versatile additional area which could lend itself to a number of different uses and offers excellent supplementary accommodation.

LIVING AREA

An impressive and generously proportioned space flooded with natural light from six Velux windows. Radiator and ample power points, with access to the fitted kitchen area.

KITCHEN AREA

Fitted with a range of modern eye and base-level units complemented by granite worktop surfaces. NEFF four-ring induction hob with extractor over, inset sink with routed drainer and integrated fridge/freezer. Radiator and high-level window. A useful built-in utility cupboard provides plumbing for a





washing machine, space for a tumble dryer and excellent additional storage.

FIRST FLOOR BEDROOM

A lovely room with window to the rear enjoying superb sea and coastal views stretching towards Godrevy and beyond, with further views towards St Ives in the opposite direction. Wood flooring, radiator, power points and useful under-eaves storage. Door to:

EN-SUITE

A spacious bathroom with tiled flooring and suite comprising panelled bath with shower attachment, close-coupled WC and ornate circular ceramic wash hand basin with storage beneath. Velux window and stainless steel heated towel rail.

OUTSIDE

Front To the front of the property is an attractive lawned garden bordered by a traditional Cornish hedge, together with off-road parking for two vehicles. **Rear Garden** The rear garden can be accessed directly from the kitchen/dining area and provides an attractive outdoor space predominantly laid to lawn with a raised decked seating area, ideal for outside dining and entertaining. Timber storage shed, established trees and fenced boundaries. There is also useful storage beneath the property together with access around to the front.

IN SUMMARY

14 Richmond Way is a particularly spacious and beautifully presented home offering an unusual degree of flexibility. With its superb open-plan kitchen/dining space, multiple bedrooms and bathrooms, separate first-floor living accommodation, gardens, parking and impressive sea and coastal views, this is a property that needs to be viewed internally to fully appreciate the quality and extent of accommodation on offer.

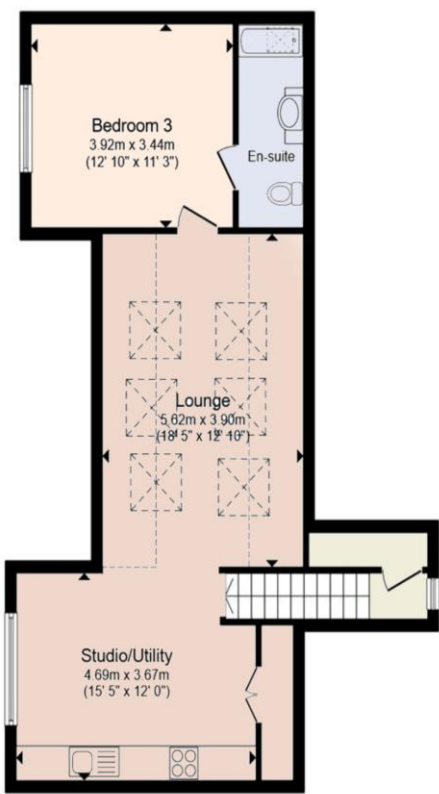
MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: D EPC rating: C ## The building Detached bungalow, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage No mains surface water drainage Mains gas central heating Heating features: Wood burner Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE good Parking: Driveway Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order 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,

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Ground Floor



First Floor



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