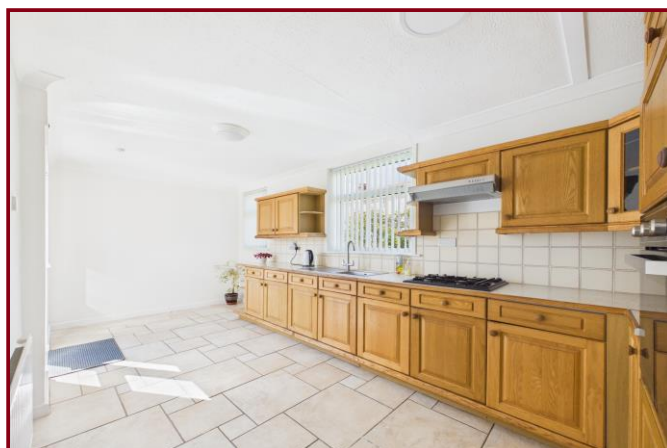




**MAP estate agents**  
Putting your home on the map

**Ayr,  
St. Ives**

**Guide Price £750,000**  
**Freehold**





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## **Property Introduction**

Set on a large plot with fabulous gardens, this detached chalet bungalow gains lovely views over St. Ives and Godrevy lighthouse from its elevated position.

Internally there is most versatile accommodation which would lend itself well to multi-generational living.

All rooms to the front of the property enjoy views out to the sea. There is ample driveway parking and three garages which is most unusual for the town of St. Ives where parking is usually very limited. To the front of the property there is a mature garden laid mainly to lawn with an extensive range of flowers, plants and shrubs. The kitchen gives access to a generous enclosed patio seating area, ideal for outside dining when the weather permits.

'St. Margarets certainly has a lot to offer and we urge you to view to appreciate this unique residence.

## **Location**

St Ives is a charming coastal town famed for its rich heritage showcased in its numerous galleries, including the renowned Tate Gallery St Ives, Barbara Hepworth Museum, sculpture garden, St Ives School of Painting, Leach Pottery and many more. St Ives is well known for its four stunning beaches - Porthmeor is a favourite amongst surfers, whilst the calmer, clear waters of Porthminster Beach is ideal for families.

The picturesque Porthgwithen Beach provides a more secluded escape and the Harbour Beach is where you can enjoy boat rides and building sandcastles. The stunning coastal walks and scenery around The Island inspired Rosamunde Pilcher and Virginia Woolf amongst others. St Ives has a wide range of outdoor activities, including surfing, paddle boarding, tennis and golf to name a few.

### **ACCOMMODATION COMPRISES**

Covered porchway with pillars and double glazed panel front door with matching side panel opening to:-

#### **ENTRANCE HALL**

Stairs rising to first floor. Radiator. Doors to:-

#### **LIVING ROOM 15' 4" x 12' 6" (4.67m x 3.81m) maximum measurements, plus bay**

Feature fireplace housing living flame gas fire. Double glazed bay window to front. Radiator. Door to:-

### CONSERVATORY 14' 0" x 8' 0" (4.26m x 2.44m)

Of uPVC double glazed construction. Radiator. Door to courtyard.

### SECOND RECEPTION ROOM/BEDROOM FOUR 12' 10" x 12' 7" (3.91m x 3.83m) maximum measurements

Double glazed bay window to front. Radiator. Pedestal wash handbasin.

### BEDROOM THREE 12' 11" x 12' 9" (3.93m x 3.88m) plus bay

Double glazed window to side. Radiator.

### FAMILY BATHROOM

Fitted with a suite comprising panelled bath, pedestal wash handbasin, close coupled WC and independent shower cubicle with glazed screen housing mains fed shower. Obscure double glazed window to rear.

### DINING ROOM 12' 5" x 9' 10" (3.78m x 2.99m)

Double glazed window to side. Laminate flooring. Radiator. Glazed door to:-

### KITCHEN 18' 2" x 8' 1" (5.53m x 2.46m)

Fitted with a matching range of wooden wall and base cupboards with roll edge worksurfaces over. Built-in eye-level gas oven and gas burner hob inset to work surface with extractor over. Stainless steel single drainer sink unit with mixer tap over. Tiled flooring. Radiator. Double glazed panel door with side panel to courtyard. Door to:-

### UTILITY ROOM 8' 0" x 6' 0" (2.44m x 1.83m)

Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted storage cupboards. Wall mounted gas combination boiler.

From entrance hall stairs rising to:-

### FIRST FLOOR LANDING

Access hatch to loft. Doors to:-

### PRINCIPAL BEDROOM ONE 18' 2" x 8' 6" (5.53m x 2.59m) maximum measurements, irregular shape, some reduced head height

Double glazed window to front gaining glorious views over St.Ives Bay and Godrevy lighthouse. Built-in double wardrobe. Further built-in cupboard. Radiator. Door to:-

### EN-SUITE SHOWER ROOM

Independent shower enclosure housing electric shower unit, wash handbasin inset to vanity unit and close coupled WC. Radiator. Velux window.

### BEDROOM TWO 13' 4" x 8' 8" (4.06m x 2.64m) reduced head height to two sides

Double glazed window to side. Radiator. Wash handbasin inset to vanity unit. Built-in cupboard.

### OUTSIDE

To one side of the property there are two adjoining single garages with parking in front. The property is accessed via a private driveway providing further parking and leading to the third garage. The driveway leads to the mature front garden which is simply beautiful and well planted with a wide variety of plants, flowers and shrubs. At the end of the garden there is a pond. The garden leads around to a further private courtyard garden area where one will find a useful garden store.

### INTEGRAL GARAGE 12' 7" x 8' 8" (3.83m x 2.64m)

Garage door to front. Window to side.

### ADJOINING GARAGE ONE 17' 2" x 8' 0" (5.23m x 2.44m)

Garage door to front.

### ADJOINING GARAGE TWO 17' 2" x 8' 3" (5.23m x 2.51m)

Pedestrian door to side. Garage door to front.

### SERVICES

Mains water, mains electricity, mains drainage and mains gas.

### AGENT'S NOTE

The Council Tax band for the property is band 'E'.

### DIRECTIONS

From St.Ives cinema proceed up the Stennack and at the roundabout turn right on to Bullans Lane. Continue up the hill and take the third turning left on to Alexandra Road. Take the sixth turning left onto Alexandra Terrace and the property will be seen on the left hand side. If using What3words:-safest.commended.deck

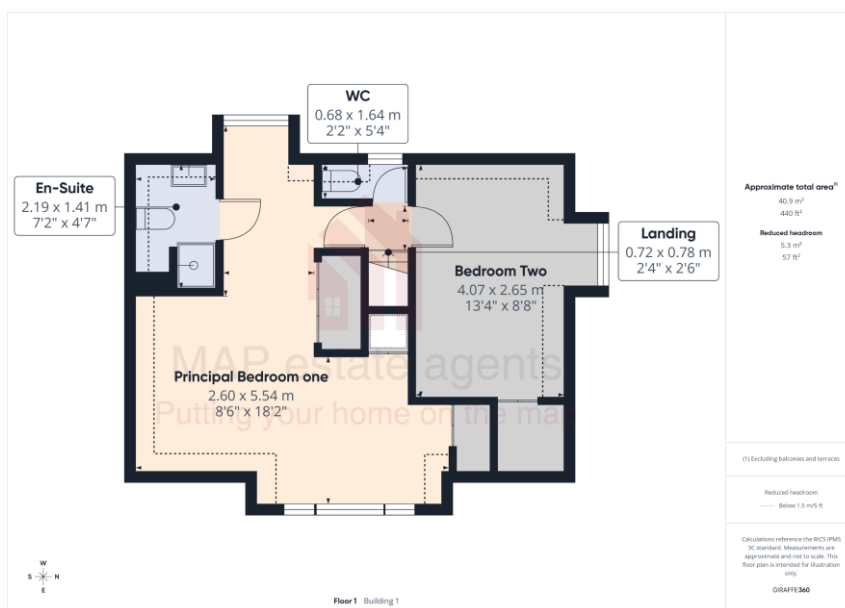
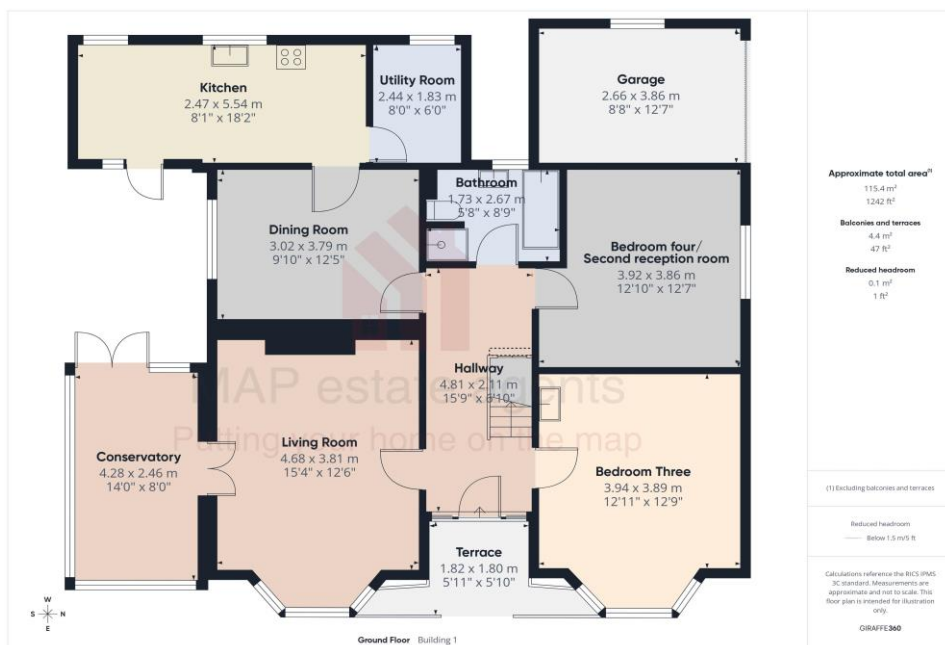


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached chalet style bungalow
- Fabulous sea views
- Versatile spacious accommodation
- Beautiful garden
- Ample driveway parking
- Gas central heating and double glazing
- Three garages
- Offered for sale chain free



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