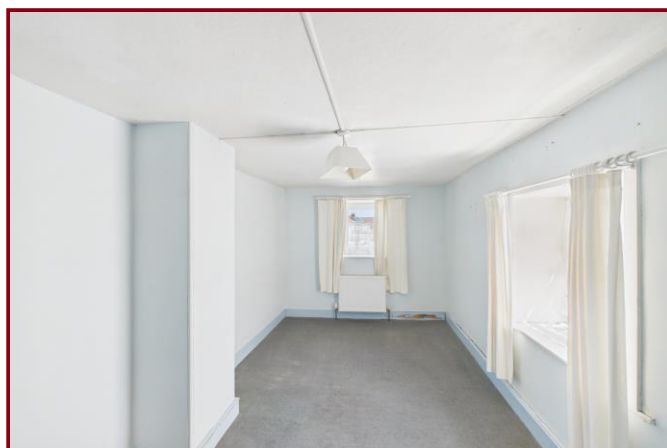




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Putting your home on the map

**Penbeagle Lane,
St. Ives**

**£325,000
Freehold**





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St. Ives**

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Property Introduction

A truly unique detached Cornish granite cottage occupying a generous plot in one of St Ives' most sought-after residential locations.

Benefiting from a private driveway, garage, and attractive front and rear gardens, this charming freehold home offers a rare opportunity to acquire a character property with tremendous potential.

Offered to the market with no onward chain, Mandalay Cottage now requires a program of modernisation, presenting purchasers with the opportunity to restore and enhance the property to create a truly exceptional family home or coastal retreat.

Set within a sizeable plot and enjoying a peaceful position on Penbeagle Lane, yet within easy reach of St Ives' beaches, harbour and amenities, opportunities such as this are seldom available. Combining character, space and enormous potential, interest is expected to be strong in this one-of-a-kind Cornish home.

Location

Mandalay Cottage, Penbeagle Lane occupies a quiet residential position on the north-western side of St Ives, approximately three quarters of a mile from the town centre and harbour. The property is situated along a small lane comprising a handful of period and modern cottages and houses, creating a peaceful setting away from the busiest tourist areas while remaining within easy reach of local amenities. The property enjoys an elevated position which provides a pleasant outlook over the surrounding area and contributes to a quieter environment than the bustling waterfront. The shops, restaurants, galleries and beaches of central St Ives are around a ten to fifteen minute walk or a short drive away. St Ives Harbour, Porthminster Beach and Porthmeor Beach are all within easy reach, while the renowned Leach Pottery is located nearby.

Transport links are good for the area, with St Ives railway station approximately three quarters of a mile away, providing connections via the scenic branch line to St Erth Railway station and the national rail network. Local bus services also operate close to the property. Overall, the location offers a balance between accessibility and tranquility, benefiting from a peaceful residential environment while remaining within convenient reach of St Ives' town centre, beaches, coastal walks and amenities.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Doors to reception rooms either side and stairs rising to the first floor. Door to:-

RECEPTION/SITTING ROOM 15' 1" x 7' 7" (4.59m x 2.31m) maximum measurements

Double glazed windows to the front and side. Tiled feature fireplace, carpeted floor, radiator and feature wooden window seating.

RECEPTION ROOM TWO 15' 1" x 7' 9" (4.59m x 2.36m) maximum measurements

Double glazed window to front and rear. Radiator, storage cupboard, gas meter cupboard. Door leading to:-

KITCHEN 12' 1" x 6' 3" (3.68m x 1.90m) plus recess

Range of eye level and base fitted kitchen units with worktop over. Door to exterior and window to the front.

From entrance hallway, stairs rising to the:-

FIRST FLOOR LANDING

Double glazed window to front elevation. Loft access. Doors off to:-

BEDROOM ONE 15' 9" x 7' 11" (4.80m x 2.41m) maximum measurements

Two double glazed windows to the front and side aspect. Radiator, carpeted flooring.

BEDROOM TWO 9' 9" x 8' 1" (2.97m x 2.46m) maximum measurements plus window recess

Two double glazed windows both with a front garden aspect. Storage cupboard, radiator and further cupboard.

BATHROOM

A wet room style shower room with step free access, WC, wash handbasin and radiator. Frosted double glazed window to side aspect.

GARAGE 15' 0" x 8' 0" (4.57m x 2.44m)

Hinged garage door. Boiler and freestanding storage shelving.

OUTSIDE FRONT

Double gates provide access from Penbeagle Lane into the driveway which leads to hard standing in front of the garage. There is a also parking space adjacent to the garage and garden laid to lawn in front of the property.

OUTSIDE REAR

The rear garden has a range of mature planting with trees on the perimeter and wraps around to the side with pedestrian access to connect to the front garden.

AGENTS NOTES

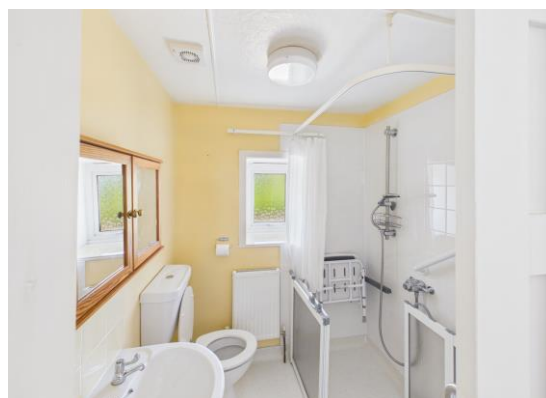
The Council Tax band for this property is band 'A'. Please note, there is a small annual service charge payable (variable) and the current 26/27 figure is £32.62.

SERVICES

The property benefits from mains water, mains drainage, mains electric, mains gas.

DIRECTIONS

Passing St Ives Railway Station on your right as you drive down hill towards St Ives sea front, follow the road around and down the hill. At the crossroads at the bottom of the hill, turn left onto The Stennack. Continue uphill along The Stennack to Higher Stennack, passing St Ives Cinema on your left. Proceed straight across the roundabout, with Stennack Surgery on your right, and continue climbing Higher Stennack for approximately three quarters of a mile. As you approach St Ives Fire Station, turn left onto Penbeagle Hill. Continue uphill, with the fire station on your right and then take the next left into Penbeagle Lane. Follow Penbeagle Lane for approximately fifty metres. The property is on the right-hand side, with its private entrance leading onto the driveway. If using What3Words :- Promise.Directors.Pebbles

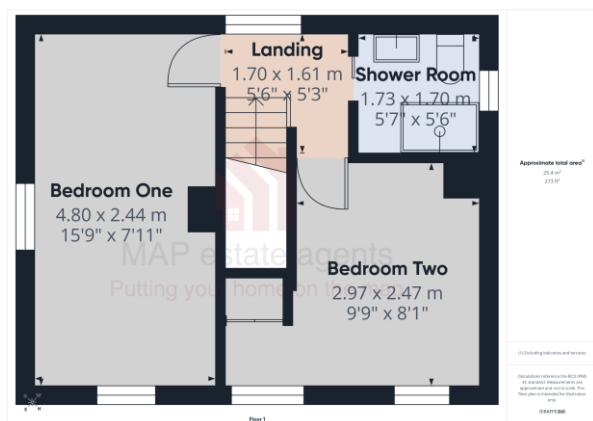
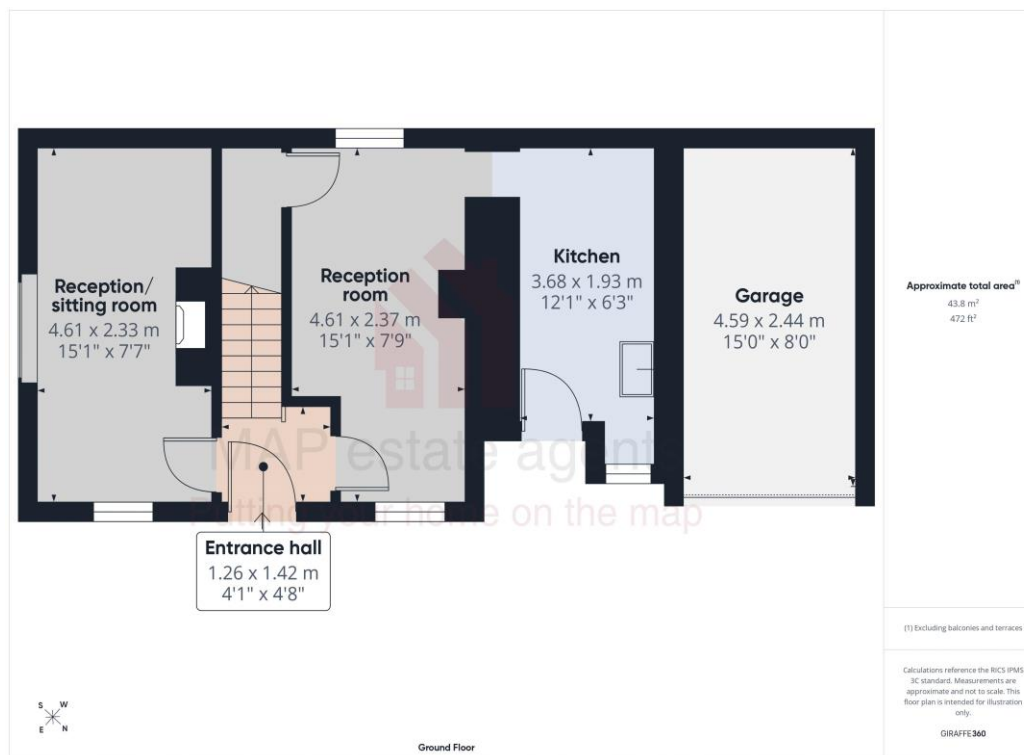


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Chain free sale
- Period home
- Detached
- Freehold property
- Driveway parking
- Garage
- Potential to extend, subject to planning
- Gas central heating
- Two bedrooms
- Two reception rooms



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