

HIDEAWAY, PEN AN GWEL

St. Ives, TR26 1DL

Price: £335,000



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A true hidden gem, this detached two bedroom home sits within its own private gated grounds and offer bright, low maintenance accommodation throughout. Featuring an open-plan living space with modern fitted kitchen, two double bedrooms, shower room, private patio seating areas and parking for two vehicles. Further benefits include gas central heating and double glazing



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PROPERTY

As the name suggests, this delightful detached property is truly a hidden gem, tucked away within its own private gated grounds and offering well-presented, low-maintenance accommodation ideal for a range of buyers. The property enjoys a bright and airy feel throughout and has been thoughtfully designed for comfortable modern living. The entrance level comprises a welcoming hallway, separate WC and a spacious open-plan living area incorporating a good-sized modern fitted kitchen with ample storage and workspace, together with a comfortable lounge area perfect for relaxing or entertaining. Additional built-in storage further enhances the practicality of the home. To the first floor are two well-proportioned double bedrooms along with a modern shower room, creating versatile accommodation suitable for couples, small families, guests or home working. Externally, the property continues to impress with private gated access, parking for two vehicles and attractive low-maintenance patio seating areas ideal for outdoor dining and enjoying the peaceful surroundings. Further benefits include gas central heating and double glazing throughout. Offering privacy, practicality and easy-to-maintain living in a unique detached setting, this charming home must be viewed to be fully appreciated.

LOCATION

Located within one of the most popular residential areas of St Ives, this property enjoys a convenient position close to local schools, regular bus routes and within easy walking distance of the town centre. Renowned for its stunning coastline, golden sandy beaches and thriving arts scene, St Ives offers a wonderful lifestyle combining seaside charm with everyday practicality. The town is home to an excellent selection of independent shops, cafes, restaurants and galleries, including the world-famous Tate St Ives and the picturesque harbour front. Outdoor enthusiasts are spoilt for choice with beautiful coastal walks, surfing beaches and watersports all close by, while the surrounding countryside and nearby coastal paths provide endless opportunities to explore. Despite its popularity as a holiday destination, St Ives retains a strong community feel and excellent local amenities, making it equally attractive for permanent living, second home ownership or investment. This location perfectly balances peaceful residential living with easy access to everything this iconic Cornish seaside town has to offer.

ACCOMMODATION

You enter the property into a bright and welcoming entrance hall with a window to the front elevation and stairs rising to the first floor. To the left is a generously sized cloakroom comprising a wash hand basin and close-coupled WC.

The main living accommodation is arranged in an attractive open-plan style and divided into two distinct areas, creating a wonderfully sociable and practical living space. The well-appointed fitted kitchen offers an excellent range of units with ample worktop space, including a substantial breakfast bar area ideal for casual dining and entertaining. Integrated appliances include a fridge freezer, dishwasher, four-ring gas hob with electric oven beneath and extractor hood over, together with plumbing for a washing machine and a stainless steel one-and-a-quarter sink unit with drainer.

The living area is particularly bright and airy, benefitting from windows to both the front and rear elevations along with two sets of doors opening onto the side seating area, allowing excellent natural light throughout. Further features include ample power points, television point and a useful understairs storage cupboard.

FIRST FLOOR

The first floor landing continues the property's light and spacious feel, enhanced by a Velux window and doors leading to the two double bedrooms and family bathroom.

Both bedrooms are well-proportioned doubles with ample space for bedroom furniture. Each room benefits from Velux windows in addition to further windows to the front and side elevations, while useful eaves storage provides additional practicality.

The bathroom is fitted with a panelled bath featuring a mains connected shower over, close-coupled WC, wash hand basin with storage beneath, heated towel rail and Velux window.

OUTSIDE

Externally, the entire curtilage of the property is enclosed, creating a private and secure outdoor environment. Brick paving

extends across much of the outside space, providing off-road parking for two vehicles along with a variety of seating and entertaining areas. To the front, an outside shower and additional storage further complement the low-maintenance outdoor space, making it ideal for coastal living and practical everyday use.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: B EPC rating: C ## The building 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 Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE great Parking: Driveway, Gated, and Private ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Title register restrictions (CL293696): - The property is subject to restrictive covenants, which are rules that limit how the land can be used. These were set out in a 2012 document and are common in residential areas to maintain the quality of the neighbourhood. - There is a provision regarding boundary structures, such as fences or walls, which outlines the responsibilities for their upkeep. - The current owner has made a personal promise (known as a covenant) to follow the rules mentioned in previous legal documents. - There is a standard restriction related to the mortgage which means the lender must give formal consent for the sale. This is a routine part of the house-selling process and will be resolved by the solicitors when the property is sold. Non-coal mining area: yes All information is provided without warranty



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