

**FOR SALE**



**Hendras Parc, Carbis Bay**  
**Guide Price £430,000**

  
**MARTIN&CO**

## Hendras Parc, Carbis Bay

Guide Price £430,000

- IMMACULATELY PRESENTED
- MODERN KITCHEN & BATHROOM
- GARAGE & PARKING
- SOUTH FACING PATIO GARDEN
- HALF A MILE TO THE BEACH

*In the heart of Carbis Bay, this immaculately presented property is ready to move into and provides very comfortable accommodation...*



Set back from the road by a small pretty front garden, this immaculately presented, semi-detached property is ready to move into providing very comfortable accommodation, including a recently fitted sleek, kitchen-diner and adjoining conservatory, along with a low maintenance, south-facing rear courtyard garden - a tranquil spot to enjoy the sunshine or some easy container gardening!

The property also benefits from a spacious attached garage with internal access into a utility room and driveway parking for two cars.



As you enter the property, the vestibule has a convenient cupboard for hanging coats as well as plenty of space for shoe storage. You then enter a cosy lounge which has a gas fire on a raised stone hearth as a central feature.

To the rear a half-paned door leads into a beautifully refurbished fitted kitchen, with sleek white cabinets, an integrated double oven, dishwasher, fridge and gas hob with extractor hood. There is a central island with breakfast bar as well as an area for casual seating or a dining table.

To the rear of the kitchen there are patio doors leading into a south-facing conservatory where you can enjoy the sunshine even on cooler, breezy days.

A half-paned door to the side of the kitchen leads into a useful utility room where there is additional worktop and storage space, including room for a washing machine, fridge freezer and a sink and a half with mixer tap. The gas boiler is also housed here.

Internal doors lead into the downstairs WC and the garage. A glass paned external door leads into the rear courtyard where there is a tidy bin-storage area and a back entrance gate as well as steps up to the raised patio garden.

Stairs in the lounge lead to the first floor where there are two spacious double bedrooms and a single bedroom. The principal bedroom which is to the front aspect has lots of space for storage and some distant sea views, the double bedroom to the rear has generous fitted cupboards.

There is also a modern bathroom which is part tiled and has a P-bath which provides extra space for showering. A ceramic basin and low-level WC with hidden cistern are both inset into a vanity unit and there is a heated towel rail.



Hendras Parc is less than a half mile walk to the fine white sands of Carbis Bay Beach with the South West Coast Path running just behind Carbis Bay Beach, providing picturesque coastal walks to Hayle, St Ives – and beyond. On rainy days you can indulge in some pampering at the Carbis Bay Hotel Spa, or, for a special occasion, you can spoil yourself at the Ugly Butterfly Michelin-recommended restaurant.

UPVC Double Glazing  
Council Tax Band D  
EPC - C  
Gas Central Heating & Hot Water  
Electric Shower  
Garage & Off Street Parking

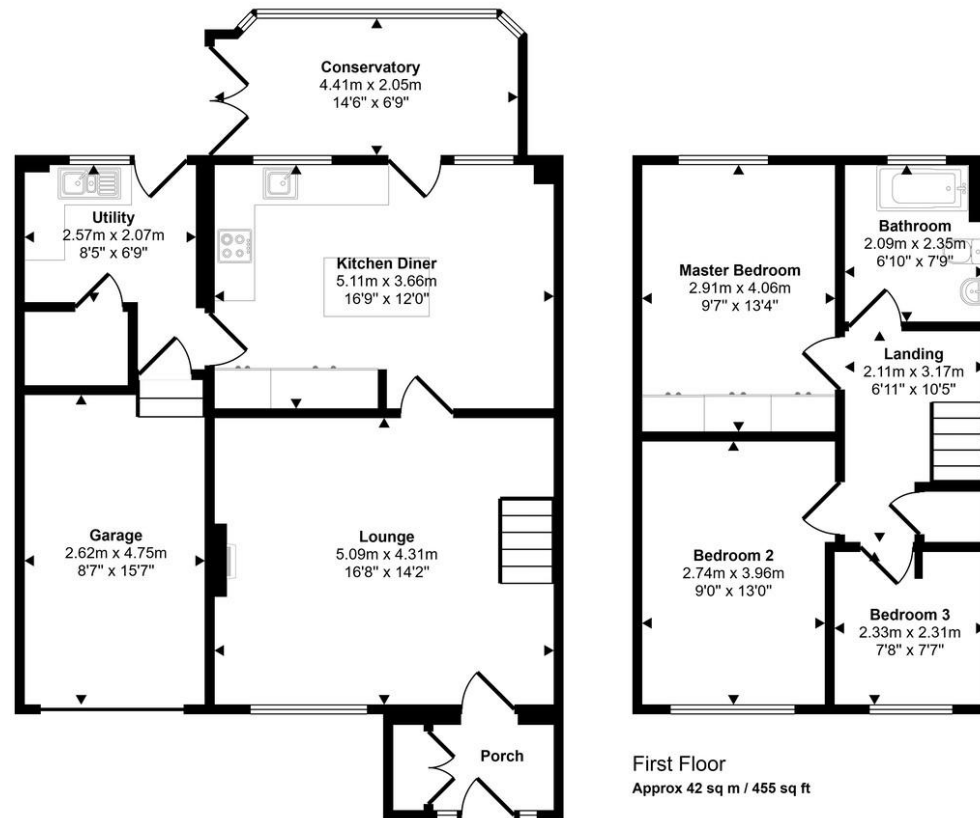
## LOCATION

Carbis Bay is a stunning coastal village just a mile from the artistic hub of St Ives. Known for its pristine white sandy beach and turquoise waters, Carbis Bay offers a peaceful retreat with the charm of a classic Comish seaside destination. The bay's sheltered location and calm seas make it a favourite for swimming, paddleboarding, and kayaking, while its proximity to St Ives provides access to art galleries, shops, and coastal walks. Further along the coast at Godrevy you can glimpse wild seals swimming in the coves whilst nearby are other favourites, including Mousehole, Zennor, Penzance and St Michael's Mount , all accessed within a twenty-minute drive.

Carbis Bay is not far from the A30, which connects to the M5. The A30 runs the length of the county, making it easy to access the north coast by car. As Carbis Bay is on the branch line, St Ives is just a few minutes away. In the other direction, St Erth connects to the main line for services to London.



Approx Gross Internal Area  
120 sq m / 1292 sq ft



Ground Floor  
Approx 78 sq m / 837 sq ft

First Floor  
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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