



Higher Boskerris

Carbis Bay

St. Ives

TR26 2TL

Offers In The Region Of
£325,000

- A SPACIOUS THREE BEDROOM (PRINCIPAL ENSUITE) FAMILY HOME
- ATTIC CONVERSION WITH DISTANT SEA VIEWS
- LARGE LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- GAS FIRED CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- GARAGE AND PARKING
- FRONT AND REAR GARDEN
- EPC: COMMISSIONED
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1369.00 sq ft



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PROPERTY DESCRIPTION

A surprisingly spacious, three storey, three bedroom family home situated within this popular residential area, centrally located within Carbis Bay, well placed for all local amenities.

The well presented accommodation briefly comprises; spacious living room with feature fireplace, kitchen/breakfast room.

The first floor comprises two double bedrooms and a family bathroom with stairs leading to a large converted attic room with ensuite shower room and distant sea views.

Outside there is off road parking, a single garage and gardens to the front and rear.

LOCATION

Higher Boskerris is a highly sought-after residential area situated above Carbis Bay, offering a peaceful setting with stunning coastal surroundings. Located just a short distance from the beautiful sandy beach at Carbis Bay, the area enjoys easy access to scenic coastal walks and breath taking views across St Ives Bay.

The nearby village of Carbis Bay provides a range of everyday amenities, including a convenience store, restaurant, and the renowned Carbis Bay Hotel & Spa. A regular train service from Carbis Bay Station connects directly to St Ives and St Erth, making it ideal for both commuters and those looking to explore the area without relying on a car.

The popular harbour town of St Ives is just a short drive or train journey away, offering an excellent selection of independent shops, galleries, cafes, and restaurants, as well as its picturesque beaches and vibrant atmosphere.

Higher Boskerris is particularly popular with families and those seeking a coastal lifestyle, combining a residential environment with convenient access to local amenities and the wider attractions of West Cornwall.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into...

LIVING ROOM

A most spacious living room with laminate flooring, three radiators, two double glazed windows to the front and two useful built in storage cupboards.

Feature fireplace with inset electric fire, two ceiling mounted spot light rails. Door to inner hallway with stairs leading to first floor level.

Door leading into...

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall mounted kitchen units with roll top work surfacing over, stainless steel sink and drainer with mixer tap,

double glazed window to the rear.

Integrated fridge and freezer, dishwasher, double oven and four ring gas hob with stainless steel splash back. Cupboard housing gas fired boiler. Radiator, ceiling mounted spot light rail, obscured glazed door to the rear.

From the lounge a door leads into...

INNER LOBBY

Laminate flooring, carpeted stairs leading to...

FIRST FLOOR LANDING

Fitted carpet, built in cupboard, double glazed window to the rear, carpeted stairs to second floor level, door into...

BEDROOM

Fitted carpet, double glazed window to the front, radiator.

BEDROOM

Fitted carpet, double glazed window to the rear, radiator, built in wardrobe.

FAMILY BATHROOM

Fitted with a white suite comprising, panel enclosed bath with electric shower over, tiled surround, obscured double glazed window to the rear, radiator, w/c with concealed cistern and push button flush, built in storage cupboard, wash hand basin with monobloc tap and vanity unit below, tiled splash back and wall mounted storage cupboards.

PRINCIPAL BEDROOM

A most spacious bedroom with fitted carpet, two radiators, large double glazed window to the front with distant sea views, inset ceiling spot lights, double glazed window to the rear, door leading into...

ENSUITE SHOWER ROOM

Corner shower cubicle with electric shower and sliding glass door, plastic panelled walls. Inset ceiling spot lights, wash hand basin with vanity unit below, low level w/c with push button flush, heated towel rail, obscured double glazed window to the rear, built in draws.

OUTSIDE

The property is approached via a shared footpath with gated access which leads to...

FRONT GARDEN

Designed for low maintenance in mind. Laid to paving with ample space for table and chairs, enclosed by fencing. Step up to the front door.

REAR GARDEN

Paved patio area with space for table and chairs, steps up to a concrete area with access into...



GARAGE

Fitted with an up and over door to the front, built in storage cupboards, power and light supplies. Pedestrian door to the side.

PARKING

To the side of the garage is a parking space for one car. Gated access leads onto the rear garden.

SERVICES

Mains water, gas, electricity and drainage.

The property is heated via a gas fired boiler located in the kitchen.

DIRECTIONS

From the Tempest roundabout at Lelant, proceed through the village, following the road into Carbis Bay. Proceed through Carbis Bay and take the left turning onto Higher Boskerris immediately before Gannet House. Follow the road up and take the second turning on the right and continue along this road where the property will soon be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: No Certificate

The building

Mid-terrace house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

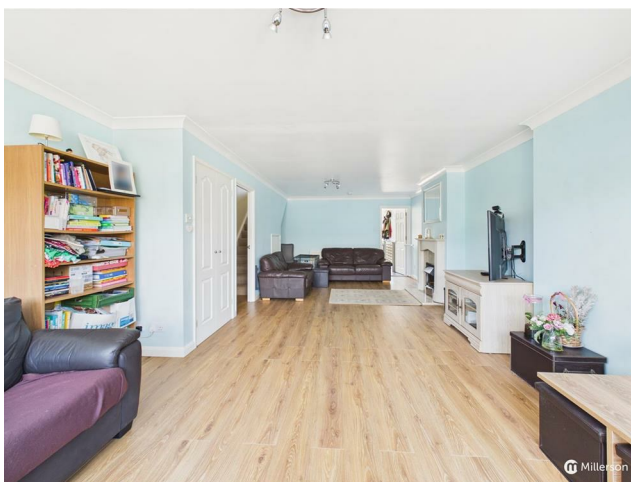
Heating features: Double glazing

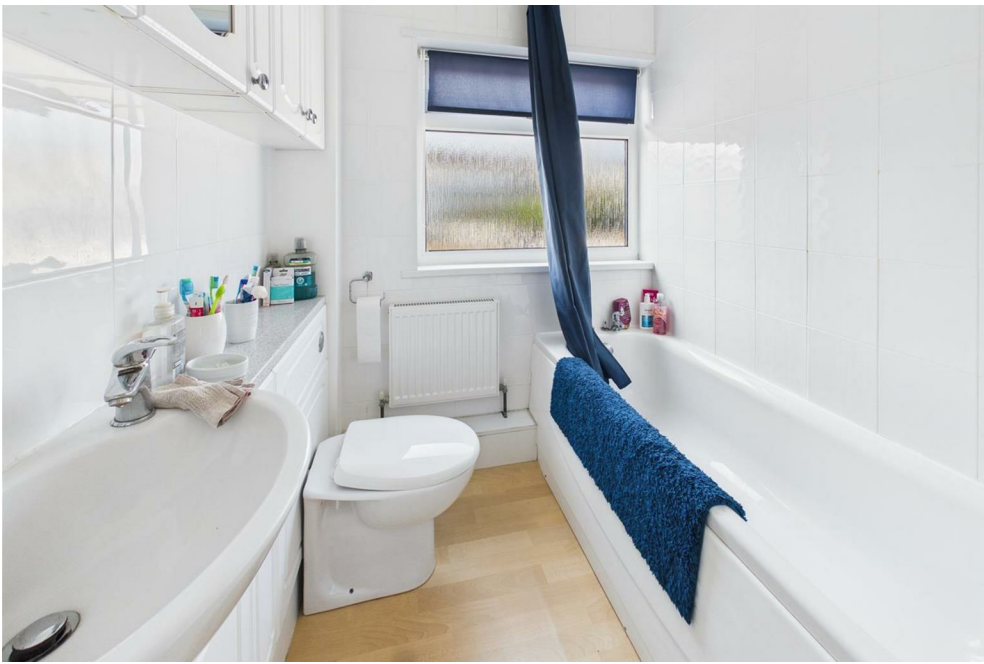
Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone ok, Three great, EE good

Parking: Garage and Driveway

Not in a controlled parking zone





Higher Boskerris, Carbis Bay, St. Ives, TR26 2TL

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

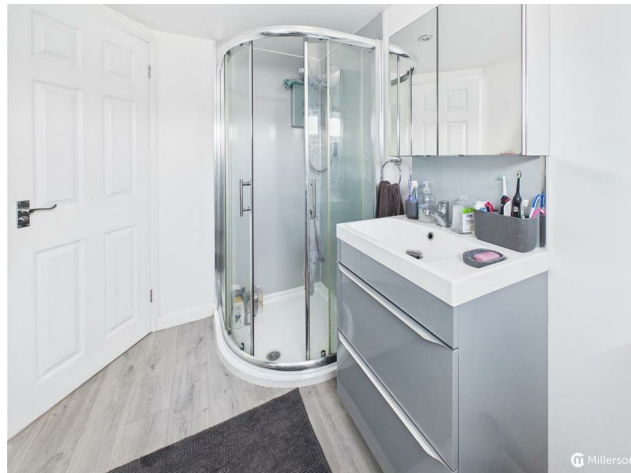
No tree preservation order

Title register restrictions (CL116413):

- The owner must not grow any trees or shrubs taller than ten feet, or allow them to block the views of neighbouring houses.
 - The property must not be used for any activity that causes a nuisance, damage, or annoyance to the neighbours.
 - The property can only be used as a private home or a private lodging house.
 - The land cannot be used for certain businesses, including a picnic ground, butcher's shop, garage, or motor works.
 - No new buildings can be put up unless the plans and designs are first approved in writing by the estate managers to ensure they match the character of the area.
 - There are rules regarding 'light and air' (which prevent the owner from blocking a neighbour's natural light) and the maintenance of boundary structures like fences or walls.
 - The property is subject to additional restrictions mentioned in a legal document from 1971.
- Non-coal mining area: yes

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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, and timber expert.



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but aren't currently in a proceedable
position?

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**Scan QR For Material
Information**



Approximate total area^m

1369 ft²

127.2 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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