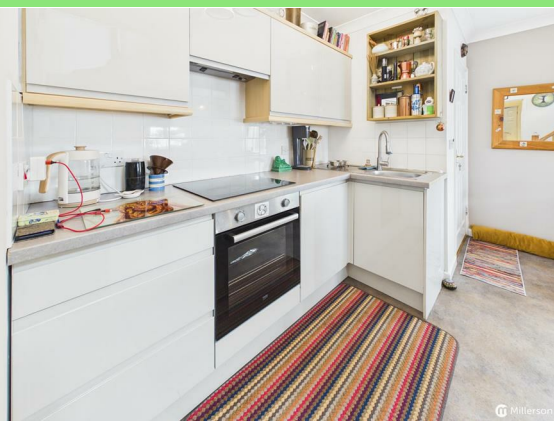


# Manor Close, Lelant St Ives

## TR26 3DR

Fixed Asking Price  
£199,500

- FANTASTIC OPPORTUNITY TO PURCHASE A TWO-BEDROOM END-TERRACED HOME AT JUST 70% OF THE FULL MARKET VALUE
- QUIET AND DESIRABLE LOCATION IN THE POPULAR VILLAGE OF LELANT, CLOSE TO THE CHURCH AND GOLF COURSE
  - BRIGHT AND VERSATILE OPEN-PLAN LOUNGE, DINING AREA AND KITCHEN – IDEAL FOR MODERN LIVING
- GROUND FLOOR BEDROOM OR FLEXIBLE SECOND RECEPTION ROOM, OFFERING EXCELLENT VERSATILITY
- SPACIOUS FIRST-FLOOR BEDROOM WITH BUILT-IN WARDROBES AND A SEPARATE WC
- GENEROUS FIRST-FLOOR LANDING WITH VELUX WINDOW OVERLOOKING THE COMMUNAL GARDENS – PERFECT FOR A HOME OFFICE OR STUDY AREA
- COMMUNAL GARDENS PROVIDING AN ATTRACTIVE OUTDOOR SPACE TO ENJOY WITHOUT THE UPKEEP OF A PRIVATE GARDEN
  - ALLOCATED PARKING SPACE AND ALLOCATED GARDEN SHED, PLUS GAS CENTRAL HEATING AND DOUBLE GLAZING
- SUBJECT TO SECTION 106 ELIGIBILITY CRITERIA – CONTACT OUR OFFICE FOR FULL DETAILS AND BOOK YOUR VIEWING



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Tenure - Freehold

Council Tax Band - A

Floor Area - 616.00 sq ft



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#### PROPERTY DESCRIPTION

An excellent opportunity to acquire a well-presented two-bedroom end-terraced house, situated in a quiet and desirable area of Lelant, close to the village church and golf course. The property is offered for sale at 70% of its full market value and is subject to a Section 106 Agreement, with specific eligibility criteria that must be met prior to a viewing being arranged. Prospective purchasers will also be required to provide a current Agreement in Principle (AIP) and undergo affordability checks. Internally, the accommodation is both versatile and well proportioned, comprising an open-plan lounge/dining/kitchen, a ground floor bedroom or useful second reception room and a ground floor bathroom. The first floor provides a spacious landing with a Velux window overlooking the communal gardens, offering an ideal space for a home office, together with a generous main bedroom with built-in wardrobes and a separate WC. Further benefits include gas central heating and double glazing, while externally there are attractive communal gardens, an allocated parking space and an allocated garden shed. Early viewing is highly recommended to fully appreciate the accommodation and location.

#### LOCATION

Manor Close is ideally situated on Church Road within the popular village of Lelant, a peaceful and picturesque location with a strong sense of community and a wealth of beautiful countryside and coastal walks on the doorstep. The village is home to a range of local amenities, including a convenience store, village pub and railway station, while the stunning Hayle Estuary and nearby beaches provide wonderful opportunities for walking and enjoying the outdoors. The bustling seaside town of Hayle is just a short drive away, offering a wider range of shops, supermarkets, schools and everyday amenities, whilst the renowned harbour town of St Ives, with its beautiful beaches, galleries, restaurants and independent shops, is also within easy reach. With excellent access to both Hayle and St Ives, Lelant provides an appealing balance of peaceful village living and convenient access to the very best of West Cornwall.

#### ACCOMMODATION

##### COMMUNAL ENTRANCE HALLWAY

Communal entrance for numbers 15 and 16 only. Wooden front door into....

##### OPEN PLAN LOUNGE/DINING/KITCHEN

LOUNGE/DINING AREA - Two double glazed multi paned windows to front and side. Stairs rising to first floor. Two radiators.

KITCHEN AREA - Modern wall, base and drawer units with work surfaces over and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap over. Inset electric hob with over below and extractor above. Integrated washing machine. Wall mounted wooden shelving unit. Door into....

##### INNER HALLWAY

Recessed storage with space for freestanding fridge/freezer. Wall mounted gas boiler. Shelving. Doors to bedroom 2/second reception and bathroom.

##### BEDROOM 2/SECOND RECEPTION ROOM

Double glazed multi paned door overlooking side. Radiator. One wall has fitted wardrobes/storage space (currently open but vendor still has the fitted doors).

##### BATHROOM

Obscure double glazed window to rear. Panelled bath with mains fed electric shower over and glazed shower screen. Pedestal wash hand basin. Low level WC. Wall mounted mirrored cabinet. Towel rail.

##### FIRST FLOOR

Attractive double glazed multi paned windows at the top of the stairs.

#### LANDING/OFFICE SPACE

Sloping ceiling. Built in velux roof window overlooking the front. Doors to bedroom and separate WC.

#### BEDROOM 1

A lovely light and airy room. Sloping ceiling. Double glazed velux roof window overlooking rear. Built in wardrobes. Radiator.

#### SEPARATE WC

Low level WC. Pedestal wash hand basin. Extractor fan.

#### OUTSIDE

To the front of the property is a well-maintained communal garden area, with an allocated parking space and allocated garden shed. The cost of maintaining the communal gardens is shared equally between the four property owners, currently amounting to £10 per property per visit. Gardening is carried out monthly during the summer months and every two months throughout the remainder of the year. The gutters are also professionally cleaned and cleared twice a year, at a cost of £70 per visit, shared equally between the four properties.

#### AGENTS NOTE – SECTION 106 AGREEMENT

Please note that the property is subject to a Section 106 Agreement dated 31st July 2026 and is being offered for sale at 70% of its full market value. The sale is subject to specific eligibility criteria, with priority initially given to applicants with an Area Local Connection to St Ives. This includes those who currently live or work permanently in the area for at least 16 hours per week and have done so for a minimum of three years, have previously lived in the area for at least five years, have a close family member living locally who is in need of or able to provide ongoing support, or have been a permanent resident for 10 out of the first 16 years of their life.

After 14 days of marketing, consideration may be given to applicants with a local connection to the adjoining parishes of Ludgvan, Towednack or Hayle, and after 28 days, applicants with a wider Local Connection to Cornwall may be considered, subject to the terms of the Section 106 Agreement. Certain local connection exemptions may apply to applicants covered by the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse.

In addition, applicants must be in housing need and unable to afford a property on the open market, have a maximum household income of £80,000, a minimum 10% deposit (or 5% with a relevant AIP) and a recent Agreement in Principle from a lender able to lend on Section 106 properties. Applicants will also be required to have viewed the property and made an offer. Prospective purchasers are advised to contact the agent for full details of the eligibility criteria and to confirm their eligibility prior to viewing or making an offer.

#### SERVICES

Mains Water, Electricity, Gas and Drainage. The gas boiler is located in the storage recess in the inner hallway.

#### DIRECTIONS

From our Hayle office, turn right and proceed out of Hayle, taking the right-hand turn off The Causeway, signposted St Ives. At the first mini roundabout, take the right-hand exit, then turn right again at the second mini roundabout into Lelant. Continue through the village, turning right after the Badger Public House, followed immediately by a left turn onto Church Road. Continue to the end of Church Road and follow the road around to the left into Church Lane. Manor Close will be found on the right-hand side, before reaching the golf club.

#### MATERIAL INFORMATION



## Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: C

The building

End-terrace bungalow, standard construction

2 bedrooms, 1 bathroom, 1 reception

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 good

Parking: Allocated, Off Street, Driveway, and Private

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Public right of way: Access for 2 specific properties in Praed Place, agreed when Manor Close was under construction. Foot access only, no space for vehicle access to either Praed Place property.

Title register restrictions (CL237642):

- The owner cannot sell or transfer the property without a certificate confirming that certain rules in the 2007 Transfer document have been followed. This is a common administrative step to ensure specific obligations are met.

- The property is subject to 'restrictive covenants', which are legal promises not to do certain things on the land. These were established in the 2007 Transfer and in older documents dating back before March 2003.

- The owner cannot sell or transfer the property without the written consent of the mortgage lender, Leeds Building Society. This is a standard requirement for properties with a mortgage and is handled by the solicitors during the sale.

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.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

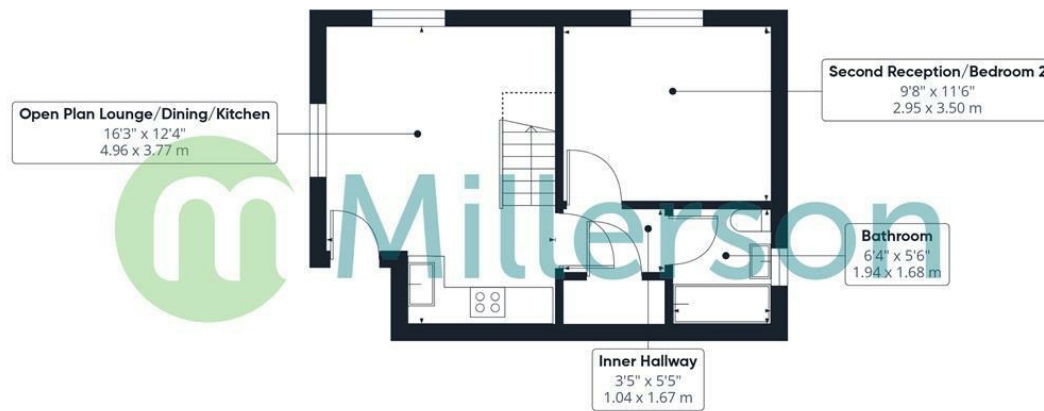
## Here To Help

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T: 01736 754115  
www.millerson.com

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Material Information



Scan  
me!



Floor 0



Floor 1



### Approximate total area<sup>(1)</sup>

616 ft<sup>2</sup>  
57.2 m<sup>2</sup>

### Reduced headroom

61 ft<sup>2</sup>  
5.7 m<sup>2</sup>

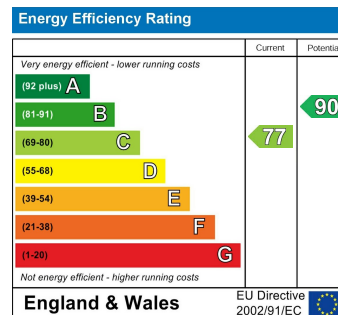
(1) Excluding balconies and terraces

### 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.

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