Higher Boskerris

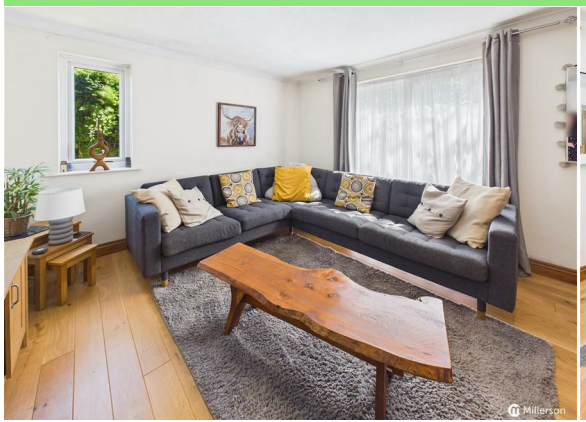
Carbis Bay

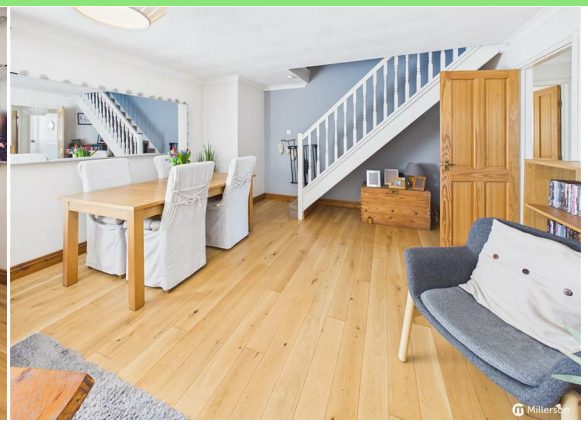
St. Ives

TR26 2TL

Offers In The Region Of £485,000

- DETACHED CHALET BUNGALOW ON A GENEROUS PLOT
- 3 BEDROOMS, INCLUDING FIRST-FLOOR ROOM WITH SEA GLIMPSES
- LOFT CONVERSION POTENTIAL (SUBJECT TO NECESSARY PERMISSIONS)
- LOUNGE/DINING ROOM WITH PATIO DOORS TO SEATING AREA
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES * SEPARATE UTILITY ROOM
- CONSERVATORY OVERLOOKING REAR GARDEN
- ENCLOSED LAWNED GARDEN WITH DECKING AND SEATING AREAS
- GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SCAN QR CODE FOR MATERIAL INFORMATION





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Tenure - Freehold

Council Tax Band - D

Floor Area - 1131.00 sq ft

3

2

2

C71

PROPERTY DESCRIPTION

This attractive detached chalet bungalow is set within a generous, well-maintained plot and offers a bright, inviting living environment ideal for a range of buyers.

The property provides well-proportioned accommodation, including three good-sized bedrooms, one of which is situated on the first floor. There is further potential to create an additional bedroom on this level by converting the existing loft storage areas, subject to any necessary permissions. From the first floor, the property also enjoys delightful sea and coastal glimpses.

At the heart of the home is a light and airy lounge/dining room, featuring patio doors that open onto a patio seating area. The well-fitted kitchen/breakfast room is appointed with cream units and integrated appliances, creating a welcoming and sociable space ideal for everyday living.

A charming conservatory overlooks the rear garden, providing an additional reception area filled with natural light. The accommodation is further complemented by a modern shower room, separate cloakroom, and a useful utility room.

Externally, the rear garden is a particular highlight—mainly laid to lawn and bordered by mature hedging, offering a good degree of privacy. A paved pathway leads through the garden, with a patio area directly outside the conservatory, ideal for outdoor dining. Established planting, including a feature palm tree, adds character and interest.

Additional benefits include gas central heating, double glazing, and engineered hardwood flooring to the lounge/dining room, bedrooms, and inner hallway. The property also benefits from a garage plus a parking space at the rear for one car.

Overall, this well-presented home combines comfortable living space with attractive outdoor areas and excellent potential, making it perfectly suited for a variety of purchasers.

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 breathtaking 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.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Obscure double glazed door window. Tiled floor. Cloaks hanging space. Wooden doors to utility room and kitchen/breakfast room.

UTILITY ROOM

Double glazed window to rear. Range of base units with work surfaces over. Space for washing machine, tumble drier and fridge/freezer. Wall mounted gas boiler. Tiled floor.

KITCHEN/BREAKFAST ROOM

A well fitted, sociable kitchen. Two double glazed windows to front and side. Range of Shaker style wall, base and drawer units with wood effect work surfaces over and tiled surrounds. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Integrated fridge and dishwasher. Built in electric hob with extractor hood over. Built in eye level oven and separate grill. Radiator. Tiled floor.

INNER HALLWAY

Engineered wood flooring. Door to storage cupboard. Doors off to bedrooms, shower room and cloakroom.

LOUNGE/DINING ROOM

A light and spacious room. Double glazed patio doors to front patio and double glazed window to side. Stairs rising to first floor and understairs recess. Engineered wood flooring.

BEDROOM 1

Double glazed window to side. Built in wardrobes. Engineered wood flooring. Radiator. Door into....

CONSERVATORY

Double glazed octagonal conservatory with polycarbonate roof. Tiled floor. Double glazed door to rear garden.

BEDROOM 2

Double glazed window to side. Radiator. Engineered wood flooring.

SHOWER ROOM

Obscure double glazed window to side. Fully tiled walls and floor. Level access walk in shower with mains fed shower over. Glazed side shower screen. Grab rail. Low level WC. Wash hand basin with vanity storage cupboard below.

CLOAKROOM

Obscure double glazed window to side. Modern, space-saving WC with integrated hand basin. Tiled floor.

FIRST FLOOR LANDING

Door to eaves storage area. This extends to another area and subject to any necessary permissions could be converted to provide an additional bedroom.

BEDROOM 3

Good sized bright room. Double glazed velux roof window enjoying views across St Ives Bay to Godrevy lighthouse. Radiator. Engineered wood flooring.

OUTSIDE

The property is approached via a shared paved driveway with the neighbouring property. The driveway leads to a detached block of two garages, one for each property. There is a pump chamber serving the mains drainage system.

GARAGE

With up and over main door. Pedestrian door into the garden. Eaves storage space. Light connected.

FRONT GARDEN

To the front of the property is small lawned area with mature plants and shrubs and a paved patio area. Enclosed by stone walling.

REAR GARDEN

The rear garden is a particular highlight—mainly laid to lawn and bordered by mature hedging, offering a good degree of privacy. A paved pathway leads from the house through the garden, creating defined seating and entertaining areas, while a patio directly outside the conservatory provides an ideal spot for outdoor dining. The garden is complemented by established planting, including a feature palm tree, adding character and a touch of individuality.

Overall, this property combines comfortable living space with attractive outdoor areas, making it

perfectly suited for both relaxing and entertaining.

There are double wooden gates that open out onto the driveway and there is a paved hardstanding area suitable for one vehicle.

SERVICES

Mains Water, Electricity, Gas and Drainage. The gas boiler is located in the utility room. It is approximately 4 years old.

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 taking the first right hand turning and Fantazar will be found on your right after approximately 200 meters.

MATERIAL INFORMATION

Verified Material Information
Costs & tenure
Tenure: Freehold
Council tax band: D
EPC rating: C
The building
Detached house, standard construction
4 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: Level access shower
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 great, EE good
Parking: Garage, Rear Private Parking
Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Public right of way: Shared access drive way with neighbouring property
Non-coal mining area: yes
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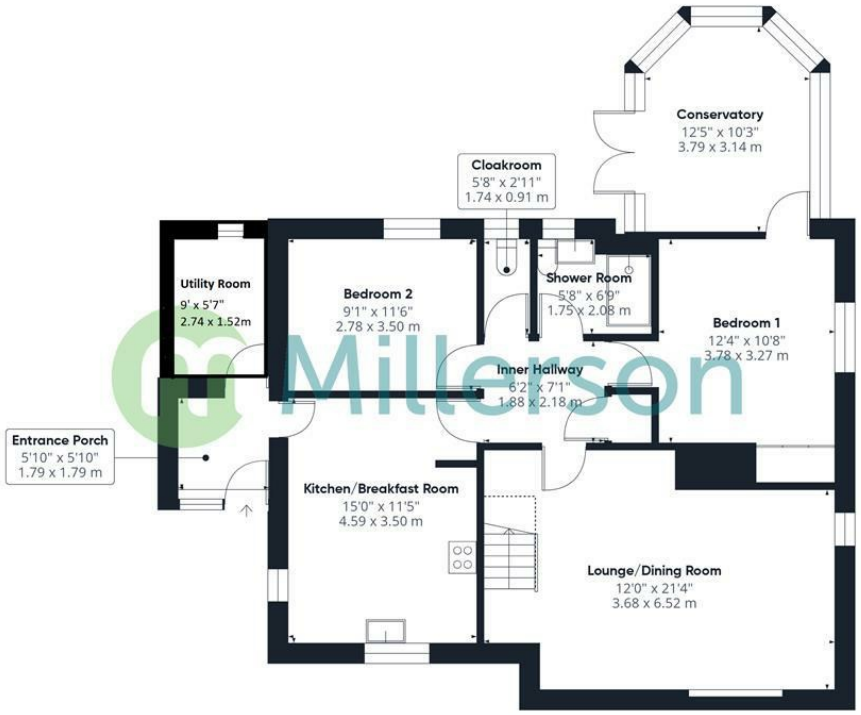
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0

Floor 1

Approximate total area(1)

1131 ft²

105 m²

Reduced headroom

31 ft²

2.9 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.

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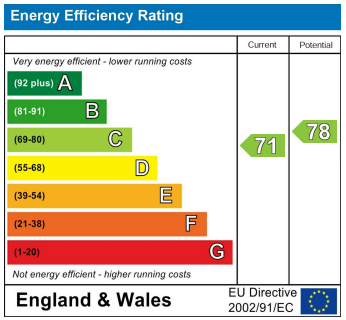

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