



Estuary View

Lelant

St. Ives

TR26 3ES

Offers In The Region Of
£575,000

- A SPACIOUS FOUR BEDROOM DETACHED CHALET BUNGLOW
- SOUGHT AFTER RESIDENTIAL LOCATION
 - DELIGHTFUL VIEWS
 - REQUIRING SOME MODERNISATION
- INTEGRAL DOUBLE GARAGE
- TWO DOUBLE BEDROOMS ON THE FIRST FLOOR (ONE WITH ENSUITE SHOWER)
- REAR CONSERVATORY
- INTERNAL VIEWING RECOMMENDED!
 - EPC: C72
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - F

Floor Area - 2131.00 sq ft



4



2



2



C72

PROPERTY DESCRIPTION

A spacious four bedroom, chalet style bungalow requiring some modernisation, with two large bedrooms at first floor level (principle bedroom with ensuite) and two further bedrooms on the ground floor. The property benefits from a good sized rear conservatory, lounge, dining room and separate kitchen.

Outside there is offroad parking for two cars, which provides access to a double garage.

The property is situated within a highly regarded residential Cul de Sac and offers delightful views across to Hayle Estuary.

An internal viewing is sure to impress!

LOCATION

Lelant (Cornish name Lannanta) is a pretty and sought after village which lies on the west side of the Hayle Estuary, about 2½ miles southeast of St Ives and approximately 1 mile west of Hayle.

The village offers good transport links to nearby towns, and includes a 15th-century Church, West Cornwall Golf Club, historic pubs and a large sandy beach at Porth Kidney Sands.

Estuary View is a popular and quiet, residential cul-de-sac, centrally located within Lelant Village.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Obscured double glazed front door with obscured double glazed side windows, opening into...

ENTRANCE HALLWAY

Fitted carpet, carpeted stairs leading into the integral garage, arched recess with space for coats and shoes etc.

Door into...

W/C

Low level w/c with push button flush, wall hung wash hand basin with tiled splash back, radiator, vinyl flooring, obscured double glazed window to the side, light with shaver socket.

From the hallway an obscured glazed door leads into...

INNER HALLWAY

Fitted carpet, radiator, built in cupboard housing gas boiler, carpeted stairs to first floor level. Door into...

BATHROOM

P shaped bath with mixer tap and shower head attachment above. Curved glass shower screen, tiled surround, obscured double glazed window to the side. Radiator, low level w/c, pedestal wash hand basin, with monobloc tap, mirror with light above, tiled floor and heated towel rail,

From the hallway, a door leads into...

DINING ROOM

Fitted carpet, radiator, double doors into lounge, door to kitchen, sliding patio doors into...

CONSERVATORY

Wooden flooring, double glazed windows to four sides with distant views across to the Estuary, pitched double glazed roof, radiator, double glazed doors to the side. Double glazed double doors into...

LOUNGE

Fitted carpet, double glazed window to the front and rear aspect, open fireplace with a raised hearth, four wall lights, radiator, door into inner hallway.

KITCHEN

Fitted with a range of high gloss, base an wall mounted kitchen units with roll top, granite effect work surfacing over. Stainless steel sink and drainer with mixer tap, space for fridge and freezer, washing machine and dishwasher, Rangemaster freestanding cooker with splash back and extractor above.

Inset ceiling spot lights, double glazed window to the rear with views of the garden and distant rural views. Double glazed window and obscured double glazed door to the side.

Off the inner hallway, a door leads into...

BEDROOM

Fitted carpet, double glazed window to the front and side, radiator, built in wardrobe, and built in shower cubicle with tiled surround, mains fed shower and glass screen.

BEDROOM.

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

A carpeted staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, built in cupboard with fitted shelving, roof light above the staircase.

Door into...

BEDROOM..

Fitted carpet, radiator, built in wardrobe, Velux roof light with superb views towards The Estuary, sloping ceiling, access in the eaves.

BEDROOM...

Fitted carpet, built in wardrobe, sloping ceiling with a Velux roof lights to the front and rear, two built in cupboards, radiator, door leading into...

ENSUITE

Shower cubicle with mains fed shower, tiled surround, pedestal wash



hand basin, low level w/c with push button flush, laminate flooring, Velux roof light, heated towel rail, radiator, access into eaves roof space, sloping ceiling.

OUTSIDE

The property is approached via a driveway, providing offroad parking, leading down to the front door of the property and also proving access into...

INTEGRAL DOUBLE GARAGE

Fitted with an electric up and over door, pitched roof, fitted work bench, double glazed window to the side, pedestrian door to the side, light and power supplied.
Door into a walk in cupboard with lighting and loft access.

REAR GARDEN

Laid mainly to lawn, enclosed by fencing and hedging, large fir trees and mature palms, side access to both sides of the property, steps up to the conservatory, gated access to the bottom of the garden with steps leading down to the Saltings.

SERVICES

Gas fired central heating, mains water and sewerage. Council tax band: F

DIRECTIONS

From our Hayle office, turn left onto Fore Street heading out of Hayle. At the Loggans Moor roundabout, take the third exit onto the A30. Continue along the A30 and take the second exit at the roundabout onto the A3074, continue over the mini roundabout and take the third exit at the next roundabout, heading into Lelant. Continue up Abbey Hill, and into Fore Street, just after the turning left into Abbey Meadow, turn right and follow this round down into Estuary View. The property will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No



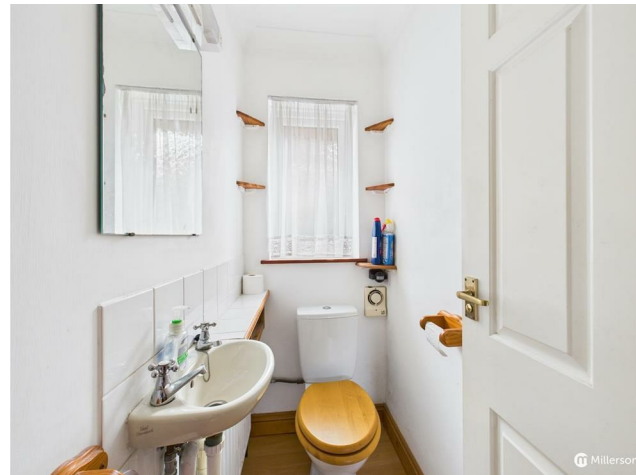


Estuary View, Lelant, St. Ives, TR26 3ES

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing and Underfloor heating
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Not listed, believed property is within conservation area.
Restrictions - Tree Preservation Orders: Yes
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower
Coal mining area: No
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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TR27 4DY

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Approximate total area^m

2131 ft²

198 m²

Reduced headroom

75 ft²

7 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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