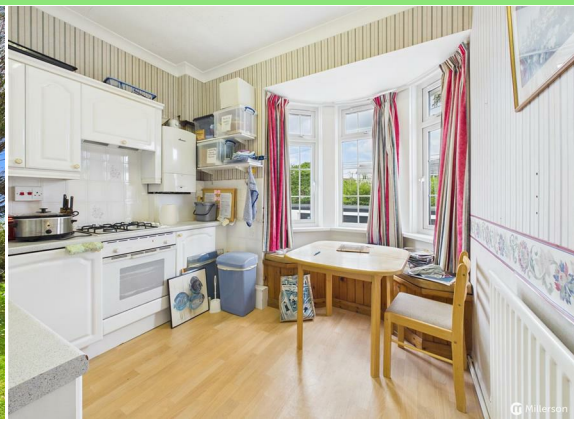




Tyringham Road  
Lelant  
St Ives  
TR26 3LJ

Asking Price £170,000

- FIRST FLOOR APARTMENT
  - TWO BEDROOMS
  - KITCHEN/DINING ROOM
  - LIVING ROOM
- REFURBISHED BATHROOM
- PARKING SPACE AND GARAGE EN BLOC
  - GARDEN
  - NO ONWARD CHAIN
- CLOSE TO VILLAGE CENTRE
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - B

Floor Area - 659.00 sq ft



### Property Description

An ideal opportunity for first time buyers, individuals, or small families, this spacious first floor apartment offers comfortable living in a convenient location. The property comprises of two bedrooms, a light-filled living room, kitchen/dining room and a bathroom. Externally, the apartment benefits from it's own garden area, a single garage and a parking space. Offered with no onward chain, an internal viewing is highly recommended to fully appreciate the space and potential this lovely apartment has to offer.

Situated in the heart of Lelant, this property provides convenient access to the stunning beaches and the prestigious West Cornwall Golf Club, making it an ideal location for beach lovers and golf enthusiasts alike.

### Location

Lelant is a charming, historic Cornish village on the western side of the Hayle Estuary, about 3 miles southeast of St Ives in West Cornwall. Smaller and quieter than its famous neighbour, it is known for its peaceful atmosphere, beautiful estuary views, sandy beaches, and old-world village character.

The village has ancient roots and was once an important medieval port and market town before the estuary gradually silted up, causing trade to shift to St Ives. Today, Lelant is prized for its unspoilt setting rather than commerce. Narrow lanes, granite cottages, and a traditional village feel give it a timeless appeal.

One of Lelant's most notable landmarks is St Uny Church, a handsome 15th-century church standing near the dunes, with Celtic stone crosses in the churchyard. The church overlooks the estuary and nearby golf links, creating one of the most picturesque church settings in Cornwall. Nature lovers are drawn to Lelant for its birdlife, estuary walks, and access to wide sandy beaches nearby. The South West Coast Path passes close by, and the area offers excellent walking, kayaking, and sea views. The village has a very popular pub, The Badger inn which is a short amble away.

### The Accommodation Comprises

All dimensions are approximate and measured by LIDAR.

### Entrance

Double glazed communal front door shared with one other apartment opening into a communal entrance porch where the double glazed front door to the apartment is on the left and opens into:

### Reception Hall

Carpet. carpeted turning stairs rising to the first floor landing with an open understairs area creating the ideal space for shoes and coats.

### Landing

Carpet. Radiator. Doors opening into:

### Living Room

Carpet. 2 x radiators. Double glazed window to the rear aspect and a

double glazed bay window to the side aspect with bench seating below. Fitted corner unit creating the ideal TV stand with storage cupboards below with one housing the wall mounted consumer unit.

### Kitchen Dining Room

Vinyl flooring. Radiator. Base level units with recess for a washing machine. Rolled edge worksurfaces above incorporating a composite sink drainer with a mixer tap above. Integrated 4 ring gas hob with oven grill below and a extractor above. Tiled splashbacks and surrounds. Eye level units. wall mounted gas boiler. Double glazed bay window to the front aspect with bench seating below. Loft access.

### Bedroom

Carpet. 2 x Radiators. Double glazed window to the side aspect. Built in wardrobes.

### Bathroom

A recently replaced modern bathroom suite with panelled bath, wash basin, and WC with low level cistern, obscure window to side aspect. modern ceiling light.

### Bedroom

Carpet. Radiator. Double glazed window to the front aspect.

### Outside

To the front of the property the apartment has the benefit of a PARKING SPACE for one car and a SINGLE GARAGE. There is also visitors parking and also on street parking in Lelant Meadows with footpath leading into the garden. The apartment also has the benefit of its own garden area which is located to the east side of the garages with mature trees and ideal for reading or barbecues in the summer.

### Agents Note

The lease prevents the property being used as a holiday let. The property can be sold with all furniture inside.

### Lease Details

The lease commenced on 29th September 1979 and is set out over a 999 year term with the ground rent set at £50 a year.

### Services

Mains water, electricity, drainage and gas.  
Gas central heating with wall mounted boiler in kitchen.

### Directions

From the Centre of Lelant and with the Badger Inn on the right hand side, the road beads around to the left, and about two hundred meters from the bend the driveway leading into the gardens and parking will be found on your right hand side via a gateway, proceed down the driveway to the parking area.

### Material Information



#### Verified Material Information

Council tax band: B

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Leasehold

Lease length: 999 years remaining (954 years from 1979)

Service charge: £1800 pa

Property type: Maisonette

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three -

Excellent, EE - Excellent

Parking: Allocated, Driveway, Gated, Off Street, and Garage En Bloc

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

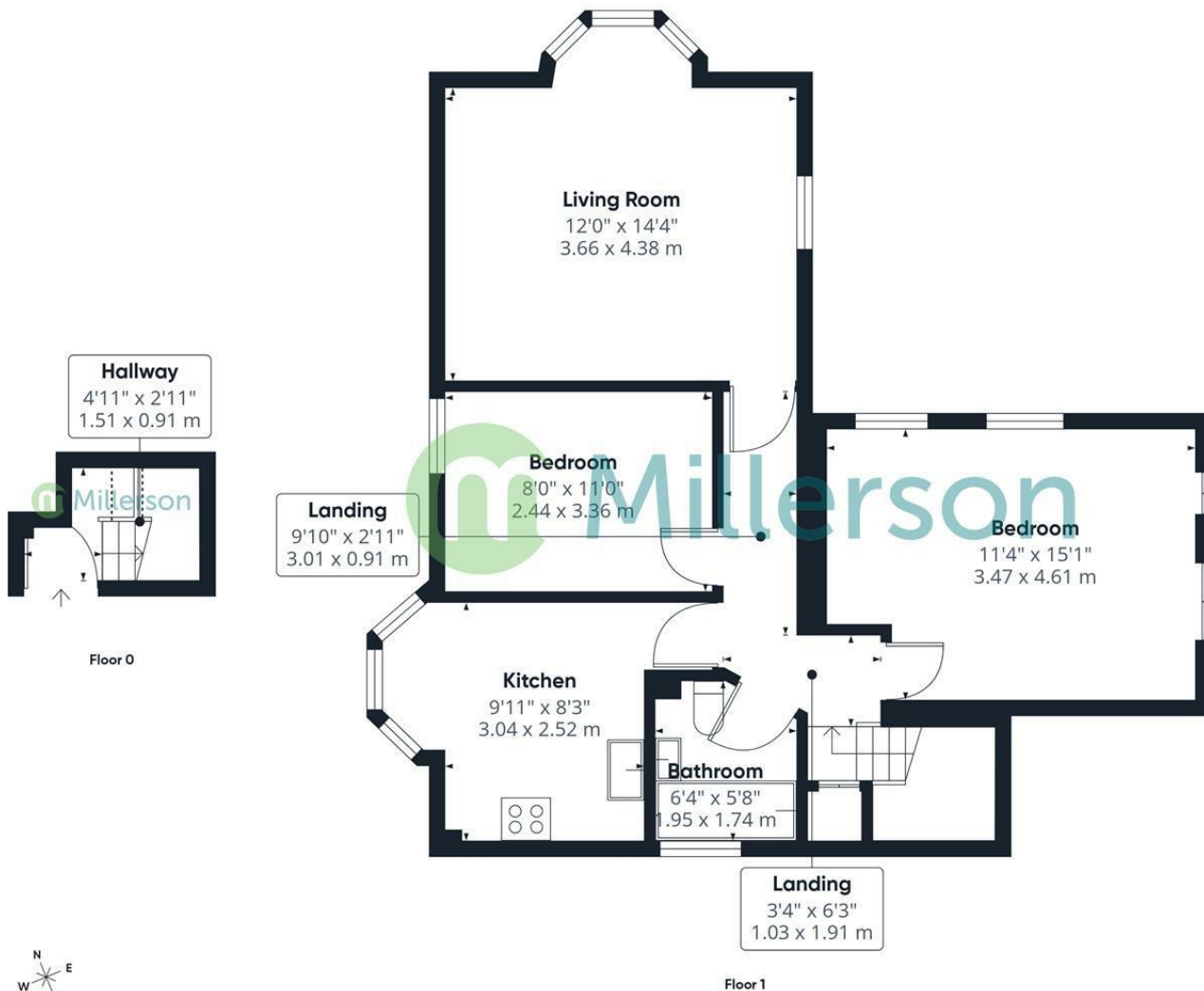
Non-coal mining area: Yes

Energy Performance rating: No Certificate

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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.





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

659 ft<sup>2</sup>  
61.4 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 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.

GIRAFFE360

## Needing To Sell?

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

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## Here To Help

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TR27 4DY  
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T: 01736 754115  
www.millerson.com

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Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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