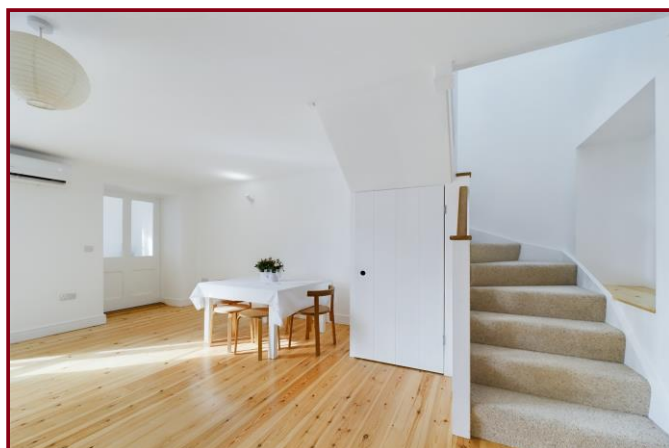




MAP estate agents
Putting your home on the map

**Lelant,
St. Ives**

**£425,000
Freehold**





**Lelant,
St. Ives**

£425,000 Freehold Property Introduction

A three bedroom desirable property forming part of this beautifully restored building dating back to 1879. There is a wealth of charm and character with a bespoke hand made kitchen with a quality of finish that continues throughout the property. There is a bright and spacious open plan living area overlooking the landscaped rear garden, a first floor bathroom, ground floor shower room and a utility area plus designated parking to the outside. With a wealth of history and as the address suggests, the property forms part of the former Trevarrack Boarding School. After closing as a school it was converted to the locally well known Tyingham Arms popular for its carvery and evening entertainment. After being empty for several years the property has been sympathetically modernised by the seller to create this delightful home - just one of five properties within the conversion of the building. There is an attention to detail with the exposed roof trusses and detailing peeping through the new ceilings.

The seller has taken inspiration from the Barbara Hepworth Garden in Wakefield in the landscaping of the rear garden, all whilst keep an eye on the property's green credentials with air source heating and solar generated hot water. Located off the St Ives Coach Road in a elevated position you turn into the private driveway and parking area here the property has two designated spaces. Steps lead you from the parking area to the courtyard and in turn to the properties entrance.

Location

Situated in an elevated position this property is located within two miles of the A30 roundabout and approximately three miles from St Ives town centre. Popular Public Houses well known locally for their good fayre are the Coachman and the Balnoon Inn, both are within one mile from the property and the nearest supermarket is located in Carbis Bay.

The nearest beach is Carbis Bay, famous now following the historic G7 conference which also has the branch Railway line linking St Ives to St Erth and on beyond to London Paddington. The hugely popular town of St Ives is famous for its artists, galleries, picturesque harbour, sandy beaches and hidden coves and is often voted as one of the best ten places to live within the UK.

ACCOMMODATION COMPRISES

Stepping into this granite building over a thick granite threshold there is a welcoming feel with timber flooring and opening to the:-

RECEPTION AREA 5' 10" x 4' 6" (1.78m x 1.37m)

The provide storage and hanging space, a beautiful window to front aspect with deep sill, there is natural coloured timber flooring with an inset coconut mat and door off to the:-

SHOWER ROOM AND WC

This useful shower room is ideal for guests and not only doubles up as a second wash room but also provides a useful utility cupboard with plumbing and power suitable for a washing machine and dryer. The shower room, is a three piece suite, with low level WC, wash hand basin and shower with sliding door and tiled

surround. A window with a deep sill provides natural light and timber flooring continues the theme.

OPEN PLAN KITCHEN AND LIVING AREA 17' 9" x 17' 3" (5.41m x 5.25m)

Split into three zones this well-proportioned room is dominated by the impressive windows flooding the room with light. Stairs lead you to the first floor with an adjacent dining area which is open to lounge area which enjoys views to the garden. The kitchen area has a range of bespoke kitchen units at both the eye level and base level with complementary works surfaces over incorporating an inset sink with mixer taps. There is concealed lighting to the wall units and matching shelving continue this natural feel, integrated appliances include oven, hob and dishwasher. A glazed door opens to:-

GARDEN VESTIBULE 11' 4" x 5' 3" (3.45m x 1.60m)

Originally the girls entrance to the school this useful lobby area has a window to the rear, coconut matting and a door opening to the rear garden.

FIRST FLOOR LANDING

A cupboard provides ample storage and houses the hot water tank and solar water controls. The hand made doors match the detail of the original roof trusses. Natural light cascades in from the 'Velux' style window and doors lead off to:-

BEDROOM ONE 13' 0" x 8' 8" (3.96m x 2.64m)

Having two windows and a vaulted ceiling there is an immediate sense of space, a 'Velux' style window and lower level window both enjoying views of the garden. Room air source heater and carpeted flooring.

BEDROOM TWO 10' 8" x 8' 5" (3.25m x 2.56m)

A 'Velux' style window is set into the vaulted ceiling with exposed ceiling truss, carpeted flooring and air source heater.

BEDROOM THREE 11' 2" x 6' 9" (3.40m x 2.06m) L-shaped, maximum measurements

Enjoying two sets of windows the the front aspect this room is L-shaped with a built-in shelf area, air source heater and carpeted flooring.

BATHROOM

A white three piece suite offers a vanity wash hand basin with storage under, a low level WC and panelled bath with mixer taps and shower attachment. Partly tiled walls and built-in shelf. Completing the room is a window to front aspect, heated towel rail and timber flooring.

OUTSIDE

From the garden vestibule three granite steps lead to the sweeping concrete pathway. As previously mentioned the seller taking inspiration from celebrated St Ives artist Barbra Hepworth garden in Wakefield. The meandering pathway leads to the end of the fenced garden with bedding either side and elevated views towards Trencom Hill. The front garden has a cobbled courtyard area leading to all the cottages and there is parking for two vehicles for this property.

ESTATE CHARGES

The annual estate charge to include the upkeep of communal areas, the bore hole and sewage treatment plant is estimated to be in the region of £1000.00 to £1500.00 per annum.

SERVICES

Mains electric. Bore hole water (checked annually) and sewage treatment plant (annual costs for both are covered in estate charges). Solar heated hot water.

AGENT'S NOTE

The Council Tax band for the property is being assessed.

DIRECTIONS

From the Lelant roundabout take the A3074 passing the Water Mill Public House on your right continue along this road toward Bowl Rock, soon after passing the rock itself the property will be found in an elevated position on your right hand side. What3words:- location point //guideline.giggles.certified

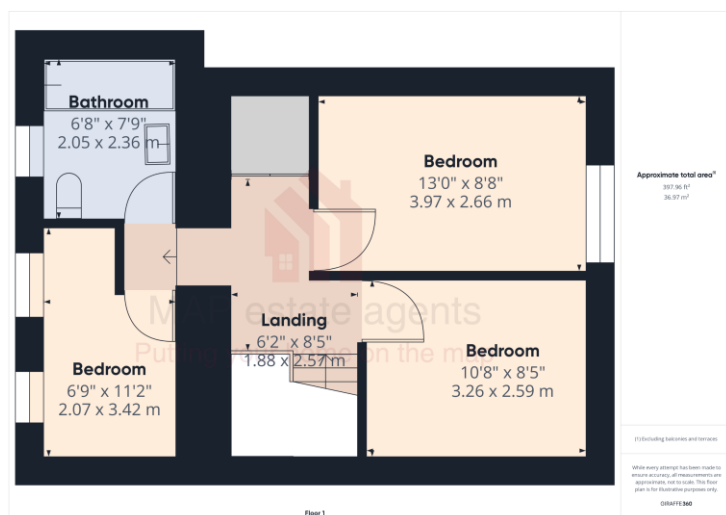


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Beautifully converted property
- Three bedrooms
- Sold with no onward chain
- Bespoke kitchen
- Open plan living space
- Immaculate bathroom
- Shower/utility room
- Solar heated hot water
- Air source heating
- Unique development of properties



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