



£275,000 Guide Price

The Carracks St Ives Cornwall

Terraced House | 2 Bedrooms

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Step Inside

Key Features

- Fabulous St Ives Location
- CHAIN FREE - Contemporary Home Design
- Ideal Home, Second Home or Holiday Investment
- Light Open Plan Living/Dining Room/Kitchen
- 2 Good Sized Double Bedrooms
- Family Bathroom & Downstairs WC
- Lawned Front Garden & Private Parking Space
- Viewing Highly Recommended
- Mains Water & Drainage
- EPC : 80 C Council Tax : Band C Tenure : Freehold

Main Particulars

Designed and built by Acorn Blue in 2017 this mews development settled into the stunning Cornish landscape beautifully. All of the properties and gardens face toward Rosewall Hill, so that full advantage is taken of this Cornish area of Outstanding Natural Beauty. All Carrack properties are situated on a private road with a Cornish stone wall boundary.

10 The Carracks is a stylish 2 bedroom terraced house with a considered contemporary interior. The accommodation comprises on the ground floor of an open plan double aspect light living/dining room/kitchen with a WC off, and a door giving access to the rear of the property. On the first floor, there are 2 good-sized double bedrooms with fabulous countryside views and a family bathroom. With underfloor heating throughout, excellent insulation and double glazing. The Property is available with no ongoing chain.

PROPERTY DETAILS

10 The Carracks is approached via a private road with a designated parking area, lawned garden and a path to the attractive front door with inset glazed panels, which opens in to the

ENTRANCE VESTIBULE

Electricity consumer unit and meter. Ample space for coat hanging and boot storage.

OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN 5.9M X 3.6M (19'4" X 11'10")

A very light and welcoming open plan dual aspect living space with large double glazed windows to the front aspect, taking in the far reaching views, and the rear. Half double glazed door to the rear. Tiled floor.

The kitchen comprises a range of stylish contemporary white base and eye level units, and drawers with a quartz worktop. 4 Ring gas hob with electric oven under and extractor over. Stainless steel bowl and a half sink. Integral AEG appliances - fridge/freezer and washer dryer. Smoke alarm. Carbon monoxide monitor. Thermostat for the underfloor heating.

Useful understairs storage cupboard with a light, housing the underfloor heating manifolds.

WC

Concealed Cistern WC. Wall hung wash hand basin. Wall mounted Ideal gas boiler. Downlighters. Extractor.

From the living rooms stairs to the first floor

FAMILY BATHROOM

Opaque window to the rear aspect. Bath with mains powered shower and glass screen over. Concealed cistern WC. Wall hung wash hand basin with large mirror and shelf over. Ceramic tiled floor and walls. Downlighters. Extractor. Stainless steel towel warmer radiator.

BEDROOM 1 3.6m x 3.0m (11'10" x 9'10")

Window to the front aspect with fabulous views over to Rosewall hill and the stunning Cornish countryside in the distance. Large built in cupboard with hanging rail and shelf. Carpet.

BEDROOM 2 2.8M x 2.2m (7'3" x 9'2")

Window to the rear aspect with views over the fields. Carpet.

OUTSIDE

To the back of the house there is a small area, ideal for hanging wetsuits and storing surfboards. To the front, there is an lawned garden which a good spot to sit and enjoy the stunning sunsets. There is a parking space that could be extended.

The Carracks is a very desirable development, perfectly placed to offer a breath-taking moorland outlook, yet within a mile is the picturesque harbour town of St Ives that hosts a world-renowned art centre, offers blue flag surf beaches and an abundance of cafes, restaurants and quaint retail shops. The location is as ideal for dog walkers and surfers as it is for those looking for the culture and vibrancy of the town.

AGENTS NOTE

The photographs were taken when the property was holiday let - viewing is highly recommended.

All windows are uPVC double glazed and there is underfloor heating throughout.

The development is situated on a Private Road.

Management company fees per annum £194.00.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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