



£365,000 Guide Price

Fore Street Lelant

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Handsome Period Semi Detached House
- Grade II Listed - No Onward Chain
- Sought After Village Location
- Two Good Size Double Bedrooms - One with Ensuite
- Stylish Open Plan Living Room/Kitchen
- Lovely Period Features
- Downstairs Shower Room/WC
- Fabulous Gardens - Side & Rear
- Parking & Small Garage/Workshop
- EPC D Tenure Freehold Council Tax Band B

Main Particulars

This handsome granite Grade 11 listed two bedroom semi-detached home has many attractive original period features and needs to be seen to appreciate all it has to offer.

Set in the heart of the much sought-after village of Lelant, in a slightly elevated position, has a garden to the side, a very pretty tiered enclosed private rear garden, a small garage/workshop and parking.

The well-proportioned accommodation comprises, on the ground floor, an entrance hall, an open plan living room/ kitchen with large sash windows to the front and rear aspects, a feature fireplace, stylish kitchen with stove inglenook, and downstairs cloaks/shower room.

On the first floor, there are two bright and light good-sized double bedrooms, one with views out over the Estuary and the other with lovely views out to the garden and a very pretty ensuite bathroom.

This charming period house would make an ideal family home, second home, investment, or holiday home - viewing is highly recommended.

The house is to be sold with no onward chain.

ACCOMMODATION

Approached via a pretty 'Rosemary' wrought iron gate to the side of the house, a path takes you through the mature planted side garden to a further full height gate into the enclosed rear garden.

A path leads to the stable style front door with glazed panel, that opens into

ENTRANCE HALL

Ceramic uplighter. Wall mounted Worcester gas boiler. Space and plumbing for a washing machine under the boiler. Radiator. Wood Floor.

Door to

WC/SHOWER ROOM

Opaque glazed window to the side aspect. Shower enclosure with glass screen, mains powered shower, fully tiled, with storage niches to one side. Hidden cistern WC. Wall-mounted towel warmer radiator. Vanity wash hand basin with storage under. Spotlights. Tiled floor.

From the Entrance Hall an opening takes you into the

OPEN PLAN LIVING ROOM/KITCHEN 3.44m x 2.88m

Stairs rising to first floor. High mounted electricity consumer unit.

Sash window with views out to the rear garden.

Stylish range of handmade shaker-style base units with a Butchers block worktop and Belfast sink. Integral 400mm dishwasher. Large island unit with Butchers block worktop, storage cupboards and a drawer. Space for a fridge and freezer under the stairs. Built-in larder cupboard with ample storage. Inglenook space with beam and inset Stove five burner gas range oven. Exposed ceiling timbers. Feature pendant lights over island. Spotlights. Smoke alarm. Wood floor.

LIVING ROOM 3.5m x 3.66m

Lovely high ceilings. Large sash window to the front aspect with secondary glazing. Attractive traditional style radiator. Feature fireplace with exposed granite, wood beam, slate hearth and inset Tiger log burner. Painted granite wall. Wood panelled door to outside (side aspect), with borrow light over. Good sized built-in understairs cupboard – ideal for the Hoover, ironing board etc. Wood floor.

From the kitchen carpeted stairs, with a beautiful original period handrail, rise to the first floor.

FIRST FLOOR LANDING

Access to the loft space.

Doors to two very nicely proportioned double bedrooms.

BEDROOM 1 3.57m x 3.00m

Wood sash window with secondary glazing to the front aspect, looking out to very pretty far-reaching views across the Hayle Estuary. Painted wood floors. Picture rail. Radiator.

BEDROOM 2

Wood sash window to the rear aspect with a pretty garden view. Painted wood floorboards. Radiator.

A doorway – with limited head height (1.3m) - and steps down, takes you to the charming

EN SUITE BATHROOM

Opaque glazed window to the side aspect. Two skylights. Small bath with Victorian style taps, shower attachment and tiled splashback. Victorian style pedestal wash hand basin with tiled splashback. Corner close-coupled WC. Beamed ceiling. Extractor. Spotlights. Exposed wood floorboards. Towel warmer radiator.

OUTSIDE

To the front of the house there is a small area of garden with mature plants including a Rosemary.

To the side, accessed via the Rosemary wrought iron gate, there is an attractive area of garden with a mature lilac, lawn and well-established boundary planting.

A tall fence and full height, feature metal gate gives access to the private and enclosed lovely rear garden. The mature well well-stocked garden is marvellous, larger than anticipated, and very private. There is a gravelled tier ideal for outside dining, a lawn, and a seating area. To the right at the back of the garden there is an adorable granite and slate bothy, which the current owners had restored with a Cornish scantle (wet-laid roof), and it is a particularly attractive feature of the garden.

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Steps and a gate to the rear of the garden give access to the parking space and garage/workshop.

GARAGE – Measurements are approximate and taken from the exterior

4.9m x 2.49 with a door width of approx. 2.14m

The garage is unlikely to be of a size suitable for a modern car but is ideal for storage or use as a workshop.

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.



Rosemary, Fore Street, Lelant, St. Ives, TR26

Approximate Area = 638 sq ft / 59.2 sq m
Garage = 143 sq ft / 13.2 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 815 sq ft / 75.5 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS) Residential. © Robinson 2025.
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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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Energy performance certificate (EPC)

Rosemary Ford Street Lyley ST14 6DS TR26 3EJ	Energy rating D	Valid until: 7 June 2036 <hr/> Certificate number: 5736-5226-7600-0688-3282
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Property type: Semi-detached house
 Total floor area: 60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

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