



Church Road, Lelant, St. Ives

Asking Price: £550,000









Easter Cottage is a detached character cottage located on Church road in Lelant. Just a short stroll to Porth Kidney beach, and to West Cornwall Golf club, and the Coastal Path to St Ives.

The property has an entrance porch, once in you enter into the lounge with feature fireplace, then up to a well equipped kitchen which leads to a Victorian conservatory with views to a sunny terrace with hot tub and then to the garden area. Upstairs are two bedrooms, one en-suite and a family bathroom.

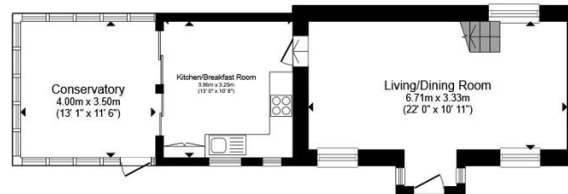
There is a detached annexe with separate wc and shower room, a utility room and a room currently a playroom but would make a great Guest Bedroom/Office/Studio.

The gardens are a special feature, with a lawned area ideal for Al Fresco dining rising gradually up to a lawn which has a summerhouse ideal for relaxing and a spacious shed for storage plus a workshop. There are wooden gates to the driveway with parking for two cars.

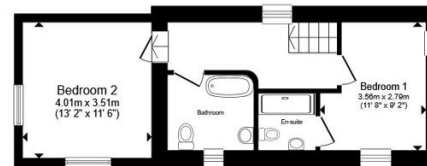
The cottage is situated in a sought after road, and is in excellent decorative order and would make a great Investment.

Brochures

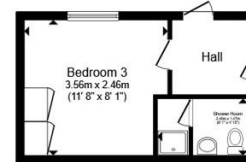




Ground Floor



First Floor



Annex

Total floor area 93.6 m² (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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