


EPC: E

**Lelant, St. Ives, Cornwall**

Offers Over: £400,000

Miller Countrywide













A substantial, detached family home situated in the semi-rural location of Lelant Downs, conveniently located for access to Carbis Bay, Lelant and St. Ives.

The property is in need of modernisation throughout but would give potential buyers the chance to put their own mark on it and create a wonderful home to their own tastes.

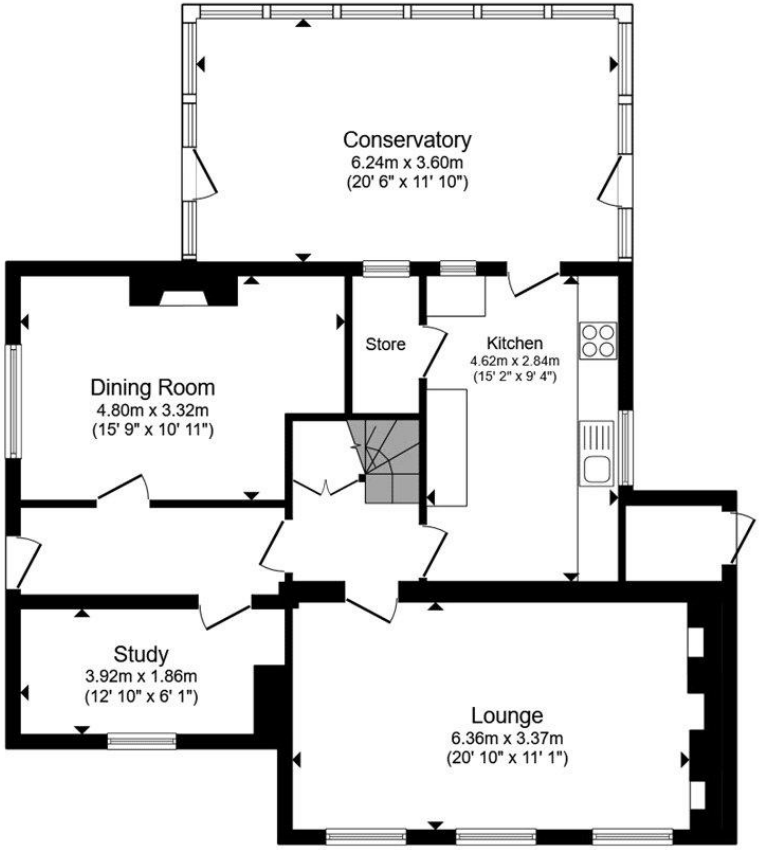
The accommodation is spacious and offers great flexibility, comprising on the ground floor of a kitchen with pantry/store, lounge, dining room, study and conservatory. Upstairs there are four double bedrooms and a bathroom.

Gated access leads to the outside of the property where there is a generous driveway providing parking for several vehicles. This continues onto two further areas laid to hardstanding; one fenced and one covered with an outside WC and store. A gate leads up to an enclosed garden sitting next to woodland.

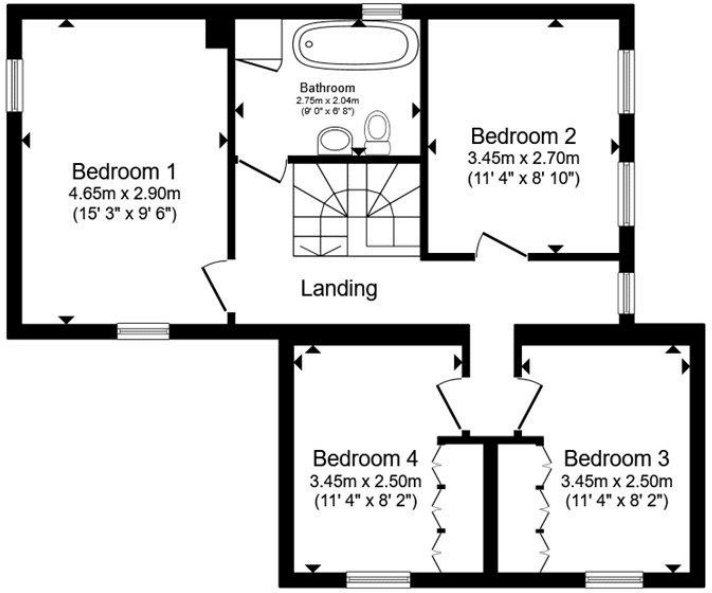
There is the potential to purchase additional woodland which abuts the garden by separate negotiation.








## Ground Floor




## First Floor

Total floor area 159.0 m² (1,711 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: **E**

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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