

UP A LONG, BOSKERRIS ROAD

Carbis Bay, St. Ives, TR26 2NG

Price: 675,000



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ESTATES**

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A rare and exciting opportunity to acquire a detached three-bedroom bungalow set within large gardens and grounds on the highly desirable seaward side of Carbis Bay. Offering well-proportioned accommodation, the property is now in need of modernisation and presents exceptional potential for redevelopment or extension, subject to the necessary consents. With a large driveway, garage and some sea views, this substantial plot offers the chance to create a truly outstanding coastal home in one of the area's most sought-after locations.



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outline of land as a guide only

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DESCRIPTION

A rare and exciting opportunity to acquire a detached three-bedroom bungalow set within generous gardens and grounds in a highly sought-after position on the seaward side of Carbis Bay. Occupying a substantial plot, this property offers tremendous potential for modernisation, extension or complete redevelopment, subject to the necessary planning consents. The size and setting of the grounds present a unique chance to create an exceptional coastal home, and it is easy to envisage a stunning contemporary residence making the very most of this remarkable location. The property currently provides well-proportioned and thoughtfully arranged accommodation throughout, offering comfortable living space with scope to enhance and reconfigure to suit individual requirements. Externally, there is a large driveway providing ample parking, a garage, and attractive gardens surrounding the property. Some sea views can also be enjoyed from the site, further enhancing its appeal. Opportunities of this nature are increasingly rare in Carbis Bay, combining a prime coastal setting, substantial

grounds and outstanding redevelopment potential. Whether seeking a renovation project, investment opportunity or the chance to create a dream home by the sea, this is a property not to be missed.

KITCHEN / DINING AREA

Stepping through the glazed entrance porch, you are welcomed into the kitchen, fitted with a range of base and wall units complemented by worktop surfaces incorporating a one-and-a-quarter bowl stainless steel sink and drainer with mixer tap over. There is a five-ring gas hob with electric oven beneath and extractor hood above, along with ample power points and space for everyday appliances. The kitchen flows seamlessly into a spacious dining area, creating an excellent social space for entertaining family and friends. To one end, a charming sun area with a glazed roof floods the room with natural light and enjoys lovely views over the surrounding gardens.

LIVING ROOM / LOUNGE

A door leads through to the entrance hallway, whilst another opens into the principal lounge. This inviting room features attractive wood flooring, a large window overlooking the garden, an open fireplace creating a lovely focal point, radiator and ample power points. An open doorway continues into a second reception room, also with wood flooring, radiator and power points, offering excellent flexibility as an additional sitting room, snug, home office or hobby room. From here, doors open into a delightful garden room, providing direct access to the wonderful gardens beyond and allowing the outside to become part of everyday living.

ENTRANCE HALLWAY

The central hallway, complete with an attractive stained-glass entrance door, provides access to two generously sized double bedrooms and the family bathroom, whilst stairs rise to the spacious attic room.

BATHROOM

The bathroom is well appointed with wood-effect flooring and comprises a panelled bath, wall-mounted wash hand basin, close-coupled WC, heated towel rail and a window to the side.

BEDROOMS

Both ground floor bedrooms are excellent-sized doubles, each enjoying windows to the front and radiators. The principal bedroom further benefits from its own en-suite shower room, fitted with a walk-in shower cubicle, pedestal wash hand basin, close-coupled WC, radiator and front-facing window.

ATTIC ROOM

A staircase rises to a surprisingly spacious attic room, a wonderful additional space featuring exposed beams, radiator and a dormer window enjoying glimpses towards the sea. A

further door opens into additional attic storage, providing excellent practical space.

OUTSIDE

The approach to the property immediately sets the scene. A long gated driveway leads down through the grounds to the detached garage, creating a wonderful sense of privacy and seclusion. The gardens are undoubtedly one of the property's finest features. Lovingly maintained over many years by the current owner, they offer an enchanting mix of formal garden areas, mature planting, lawns and woodland, creating a peaceful haven for wildlife and those seeking tranquillity. There is space to relax, entertain and enjoy the changing seasons, all whilst feeling wonderfully tucked away. Beyond its obvious appeal as a beautiful family home, the substantial grounds offer exciting long-term potential. Subject to obtaining the necessary planning consents, the site could lend itself to redevelopment or further enhancement, making this a truly exciting opportunity for buyers looking to create something exceptional. Properties offering such generous gardens, woodland, privacy and future potential are increasingly rare, and an early viewing is highly recommended to fully appreciate everything this unique home has to offer.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Council tax band: E EPC rating: Survey Instructed ## The building Detached house, standard construction Accessibility adaptations: Level access ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: None Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 good, Vodafone good, Three good, EE good Parking: Garage, Driveway, and Off Street Not in a controlled parking zone No disabled parking available ## Risks





and restrictions Not a listed building Not in a conservation area
Tree preservation order present Non-coal mining area: yes All
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