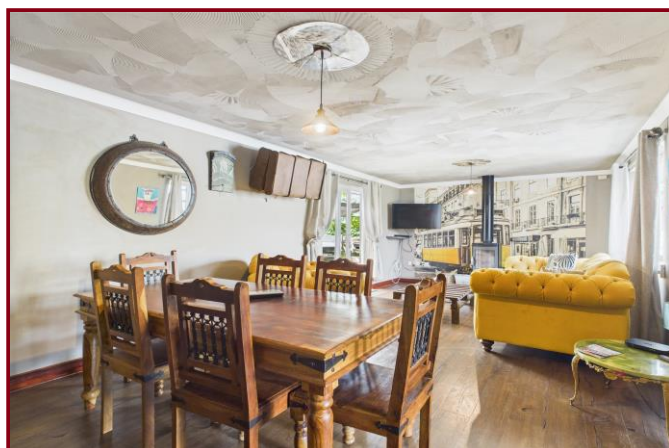




MAP estate agents
Putting your home on the map

**Higher Boskerris,
Carbis Bay, St. Ives,**

**Guide Price £500,000 to £550,000
Freehold**





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Property Introduction

Available with no onward chain is this detached bungalow, offering a wealth of accommodation including four bedrooms.

A principal bedroom benefits from an en-suite shower room, whilst the open plan L-shaped kitchen/living area enjoys multiple views and access to the gardens, with the kitchen benefiting from a separate utility room.

To the outside, there are low maintenance terraces, as well as ample off-street parking.

Previously run as a B&B this bungalow offers versatile accommodation, and the potential for income by way of letting rooms, or simply to be enjoyed as a large family home.

Location

The area is synonymous with beautiful blue flag beaches, stunning coastlines and in land walks. The desirable area of Carbis Bay provides a local convenience store, a large Tesco's supermarket as well as a dentist, a delicatessen and a range of restaurants and is positioned within two miles of the bustling town centre of St Ives town with its art galleries, eateries and bars to cater for all tastes.

The A30 is within three miles leading you to Penzance and in the other direction north to Truro and beyond. The Carbis Bay train station is on the St Ives branch line linking St Ives to St Erth where you can board train to London Paddington, and the North. Newquay airport is approximately a forty five minute drive away offering domestic and international flights.

ACCOMMODATION COMPRISES

Half double glazed entrance door opens to the:-

ENTRANCE HALL

Doors lead off to all rooms, wood effect flooring, radiator, storage cupboard plus double glazed windows to side.

LOUNGE/DINER 23' 8" x 12' 2" (7.21m x 3.71m)

This dual aspect room is dominated by the feature wood burner, the perfect spot to curl up in front of in winter evenings. A dual aspect room, there are double glazed windows to the front and double glazed sliding doors to the rear garden. There is a wealth

of natural light. Wood effect flooring and radiator. The dining area has an archway opening to the kitchen.

KITCHEN 13' 0" x 9' 9" (3.96m x 2.97m)

A bespoke kitchen providing a unique cooking area with double glazed window to front aspect with sink unit below. There is a range of storage units at both base and eye level with recesses suitable for the usual appliances and one large enough for a range cooker with cooker hood over. A double glazed door provides access to the garden. There is a mosaic tiles floor and a door returning to the reception hall.

BEDROOM ONE 11' 5" x 10' 3" (3.48m x 3.12m)

Immediately on entering this room you are drawn to the double glazed double doors opening and overlooking the rear terrace. Benefiting from an en-suite this room, also has a carpeted flooring, coved cornicing to the ceiling, a radiator and door to:-

EN-SUITE SHOWER ROOM

This wet room is mainly tiled with double glazed window to side aspect. The suite comprises of a wall hung wash hand basin, low level WC and shower with mosaic tiled floor and a heated towel rail/radiator.

BEDROOM TWO 13' 8" x 9' 10" (4.16m x 2.99m)

This well-proportioned room has a double glazed double door to rear terrace, coved cornice to ceiling and a radiator.

BEDROOM THREE 9' 10" x 7' 3" (2.99m x 2.21m)

This good size double bedroom benefits from built-in storage with sliding fronted door. There is a double glazed window to front aspect, radiator, carpeted flooring and a sliding glass door to storage area.

BEDROOM FOUR 7' 10" x 7' 8" (2.39m x 2.34m)

Double glazed window to side aspect, carpeted flooring and radiator.

BATHROOM

The fitted three piece suite comprises of a low level WC, wash hand basin and panelled bath with fitted glass screen and electric shower over. Natural light comes from the double glazed window to side. Tiling to floors and wall and radiator.

UTILITY ROOM 7' 9" x 6' 1" (2.36m x 1.85m) L-shaped, maximum measurements

Offering a range of storage, there is the combination gas boiler providing hot water and heating, plus plumbing for a washing machine.

EXTERNALLY

As you approach the property, you are welcomed by ample off-street parking. Surrounding the property there is pedestrian side access, as well as several terraces and decks to enjoy. The rear terrace, has a deck and side access to the front, as well as a summerhouse with double doors overlooking the garden. Accessed from the kitchen there is an additional deck with double gates to the front garden, as well as a third terrace with deck and a pathway to the other two terraces.

SERVICES

The property is connected by mains gas, mains electric, mains water and mains drainage.

AGENT'S NOTE

The Council Tax band for the property is list on the Governments website as of 9th May 2025 as band 'A'.

DIRECTIONS

Travelling towards St Ives from the A30/Lelant continue along Longstone Hill to St Ives Road, towards Carbis Bay. Passing the convenience store/Costcutter, take the second left into Higher Boskerris (just before The Gannet Inn). As you turn into Higher Boskerris, bear right, and follow the road around, The bungalow is set back from the road, on the right hand side at the first corner. If using What3words:- daredeveil.installs.unopposed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	77
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- No onward chain
- Detached bungalow
- Four bedrooms
- En-suite shower room
- Open plan living
- Utility room
- Rear terrace with summerhouse
- Ample off-street parking
- Double glazing and gas heating
- Previously run as a B&B



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