



## LONGSHIPS, 3 LOGANS COURT, ST IVES

### FIRST FLOOR APARTMENT. GARAGE. SEA VIEWS. BALCONY TO INCLUDE THE FURNITURE, FIXTURES, FITTINGS AND CONTENTS

Far reaching beautiful sea views including Godrevy lighthouse. Walking distance to Carbis Bay Beach and the train station. Holiday let with Carbis Bay Holidays. 2 double bedrooms, en suite shower room, en suite WC plus a family bathroom. Spacious living room, dining room and kitchen. Fabulous balcony with sea views and a garage. Gas central heating and double glazing.

#### LOCATION AND OVERVIEW.

From the apartment it is a stroll down the hill to the stunning Carbis Bay Beach. The single track railway follows the dramatic coastal footpath to St Ives or to Porthkidney Beach, Lelant for the West Cornwall Golf Course, Lelant Saltings for bird watching on the estuary and St Erth for the main branch lines.

**Offers in the region of £400,000**

### **SIDE PATHWAY TO THE ENTRANCE DOOR**

From the parking area and garage a pedestrian pathway leads to the opaque double glazed entrance door to the apartment.



### **VESTIBULE 1.79m x 2.91m (5'10" x 9'7")**

Open to the dining room and the living room in part. Limestone tiled floor. Door to the inner hallway. Door to the kitchen. Step down to the dining room.



### **KITCHEN 2.98m x 3.15m (9'9" x 10'4")**

Double glazed window the rear aspect. Matching range of base and eye level units with worktops incorporating a small breakfast bar. Comprises integral fridge and freezer, eye level double oven and grill, inset 4 ring gas hob with an extractor hood over and a 1 ½ bowl sink and drainer. Integral slimline dishwasher and a washing machine. Wall mounted Glow Worm gas boiler and a tiled floor.



### **DINING ROOM 4.24m x 2.91m (13'11" x 9'7")**

Double glazed window to the front aspect which provides super sea views across the balcony. Godrevy Lighthouse can be seen and the stunning Godrevy, Gwithian coastline. Radiator. Archway and one step up to the living room.



### **DINING ROOM SEA VIEW**



### **VIEW FROM THE BALCONY**



### **WALK THROUGH TO THE LIVING ROOM**



**LIVING ROOM 4.24m x 4.21m (13'11" x 13'10")**

Double glazed patio doors and windows to the front balcony aspect. Beautiful sea, coastal and lighthouse views once again. Contemporary inset gas fire, not currently in use, with mantle, surround and a granite hearth. One step up through the archway to the internal hallway leading to the bedrooms or the vestibule.



**BALCONY**

**INNER HALLWAY 4.20m x 1.93m (13'9" x 6'4")**

This hallway is open in part to the living room and continues around to the bedrooms and bathrooms. Storage cupboard housing the central vacuum system and a further overhead cupboard. Radiator.

**HALL TO THE BATHROOM AND BEDROOMS 2.89m x 0.82 (9'6" x 2'8")**

Doors to the bathroom and door to a further hallway leading the bedrooms.



**BATHROOM 2.16m x 1.75m (7'1" x 5'9")**

The suite comprises bath with a shower over, hand basin and a WC. Tiled walls and floor, ladder style heated towel rail. Door to storage cupboard.

**HALLWAY TO THE BEDROOMS 3.15m x 0.80m (10'4" x 2'7")**

This additional hallway provides a sense of privacy and tranquility from the main living area.



**BEDROOM 1 3.00m x 4.21m (9'10" x 13'10")**

Double glazed window to the side aspect. Radiator. Router for the currently an active broadband service supplied by Plusnet which could be taken over should a buyer wish.



**EN SUITE SHOWER ROOM 1.16m x 1.78m (3'10" x 5'10")**

Shower enclosure, hand basin and a WC. Tiled floor.

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### BEDROOM 2 2.99m x 3.27m (9'10" x 10'9")

Double glazed window to the side aspect. Radiator.

### EN SUITE WC 2.12m x 0.86m (6'11" x 2'10")

Shelved recess. Hand basin and a WC. Tiled Floor.

### BALCONY AND GARAGE

There is a single garage for the property and a parking space in front. Measurements are to be provided. The garage has an electronically operated door and has a light and electrical power.



### AGENTS NOTE

The walk down to the beach does not have to be by the roadside path as there is a delightful meandering walk via a snicket off the station car park through a wooded area that crosses a stream and ends up at the Carbis Bay Hotel lodges. It is a gentler walk up the hill than following the road.

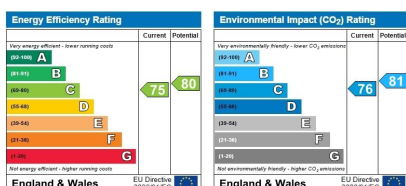
There is a centralised extractor system for the 3 bathroom's and the cooker hood.

### HOLIDAY LETTING

The property is currently being enjoyed as a holiday let with Carbis Bay Holidays. The property is to be sold to include all the furniture, fixtures, fittings and contents and holiday bookings will need to be honoured. We have been informed that the contract with Carbis Bay Holidays is until December 2019. The contract for 2020 is due to be renewed in June 2019.

### TENURE

Leasehold



For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

Ground Floor



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