



## TOLVERNE, HEADLAND ROAD, ST IVES

### **2/3 BEDROOM BUNGALOW. STUNNING BEACH, SEA AND COASTAL VIEWS. GARDENS. WORKSHOP. PARKING**

An opportunity to acquire one of the last few bungalows that sit overlooking the beach at Porthkidney Sands. The outstanding beach and sea views take in Gwithian, Godrevy Lighthouse and the coastline beyond. This comfortable well cared for home has gas central heating, double glazing, a summer house with power and light, parking and a workshop/garage.

**LOCATION AND OVERVIEW:** Tolverne is accessed from the lane at the end of Headland Road with direct access from here to a path leading to the beach and the Southwest Coastal path. It is a beautiful location with Carbis Bay Beach and the train station just a short walk away. The single track rail line goes to St Ives, with its surfing and sandy beaches, shops, galleries, restaurants, Tate St Ives and the Barbara Hepworth Museum or to Lelant and onto St Erth for main line connections. The accommodation comprises bathroom, living room, kitchen and 2/3 bedrooms.

**Price £710,000**



### ENTRANCE

Gate and steps lead down to Tolverne and the tiled open porch. A Upvc double glazed door with decorative glass pane opens to the hall.

### HALL 1.81 x 1.63 6.22m x 1.03m (5'11" x 5'4" 20'5" x 3'5")

'T' shaped hall with doors leading to all rooms. Stripped wood floor. Radiator. Upvc double glazed door opening onto a decked terrace and giving access to the rear garden.



### BATHROOM 2.85m x 1.80m (9'4" x 5'11")

2 Upvc double glazed windows to the front aspect. Stripped wood door and stripped wood floor. WC, bath, half inset washbasin with cupboard above and a tiled shower enclosure with electric shower. Ladder style radiator. Extractor fan.



### BEDROOM 1 3.65m x 3.42m (12'0" x 11'3")

Upvc double glazed window to the side aspect and Upvc double glazed French doors opening onto the rear garden. The panoramic beach, sea and coastal views from this room are stunning. The vista takes in the beach at Porthkidney sands below, and out across St Ives Bay to Gwithian, the Godrevy headland with the iconic lighthouse and beyond as far as Padstow and Trevoise Head on a clear day. There are 2 recessed storage cupboards with hanging rails and shelving. Radiator.



### VIEW FROM BEDROOM 1



### BEDROOM 2 /DINING ROOM 3.44m x 3.65m (11'3" x 12'0")

Upvc double glazed French doors opening onto the rear garden. Another gorgeous room with the same beautiful beach, sea and coastal views as from bedroom 1. Recessed storage with hanging rail and shelving. Radiator.



### VIEW FROM BEDROOM 2/DINING ROOM



### **KITCHEN 2.75m x 2.40m (9'0" x 7'10")**

Upvc double glazed window to the front aspect. Tiled floor. Cream Shaker style kitchen cabinets with solid wood work tops. Inset white ceramic single drainer sink. Space and plumbing for a dishwasher. Diplomat range gas cooker with 4 burners and a solid griddle plate. Recess with space for a free standing fridge/freezer. Further recess with work top and glass pane giving a view through the dining room to the sea beyond. Door opening to a shelved storage/pantry cupboard and door to a utility cupboard with space and plumbing for a washing machine and space for a tumble dryer above. Upvc double glazed door opening to the side path giving access to the front and rear gardens and to the workshop/garage at road level.



### **BEDROOM 3 2.60m x 2.68m (8'6" x 8'10")**

Upvc double glazed window to the front aspect overlooking the pretty front garden. Telephone point. Radiator.



### **LIVING ROOM 3.71m x 5.65m (12'2" x 18'6")**

Measured into the box bay windows.

This dual aspect room has a Upvc double glazed box bay window to the front aspect overlooking the garden and a Upvc double glazed box bay window to the rear aspect. The rear window has beautiful views and looks out over the decked terrace and rear garden to the beach and sea below. The open fireplace has a brick surround and tiled hearth. TV aerial point. 2 radiators.



### **VIEW FROM THE LIVING ROOM**

### **FROM THE KITCHEN A DOOR GIVES ACCESS TO THE PATH AT THE SIDE OF THE PROPERTY**

This path gives access to the outside WC and gardens. A gate leads to the front garden and a path with hand rail leads up to the workshop/garage. To the side of the property there is a wooden shed (1.24m x 1.83m) used for storing garden equipment and a lean-to potting shed (1.06m x 0.67m) with part glazed doors and glass panes to the front and side aspects.

### **OUTSIDE WC.**

Upvc double glazed window. Tiled floor. WC. Wall mounted Viessmann gas boiler. Radiator.

### **GARDENS**





### FRONT GARDEN

This is mainly lawn and bounded by mature trees, hedges and various flowering shrubs. Paths leads around both sides of the property giving access to the rear garden. To the right, leading around to the decked area, there is a shed suitable for storing garden furniture.



### REAR GARDEN

This garden has 4 main terraces all enjoying the fabulous panoramic beach sea and coastal views.

On the upper terrace close to the bungalow is an area of lawn with specimen palm trees and also a large decked area for seating and dining on warmer days. A path leads down to the next terrace, which is grassed and has silver birch trees and a greenhouse. There are various mature flowering trees and shrubs with the path winding through to the next terrace which has a picnic table making the most of the wonderful beach and sea views. The grassy path gently leads down to the lowest terrace which has 2 raised beds a small wildlife pond and a rather lovely summer house.



### TERRACED GARDEN



### LOWER TERRACE



### SUMMER HOUSE 4.10m x 2.24m (13'5" x 7'4")

We understand from the vendor that the summer house has been insulated. There is a decked area to the front with space for a sun lounger or chairs. It has a part glazed door with windows to the front and side allowing for fantastic beach sea and coastal views. There is a raised platform with double mattress. Power and light.



### INSIDE THE SUMMER HOUSE



## VIEW FROM THE SUMMERHOUSE

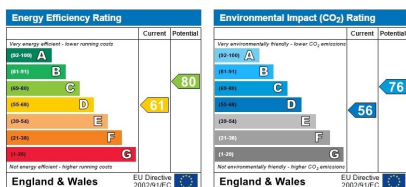


## WORKSHOP/GARAGE/PARKING 5.02m x 3.26m (16'6" x 10'8")

Wood double doors open from the road side into the workshop/garage, but please note there is a step down from the road level into the workshop/garage. Window to the rear aspect. There is a fitted workbench and cupboards. Power and light.

## TENURE

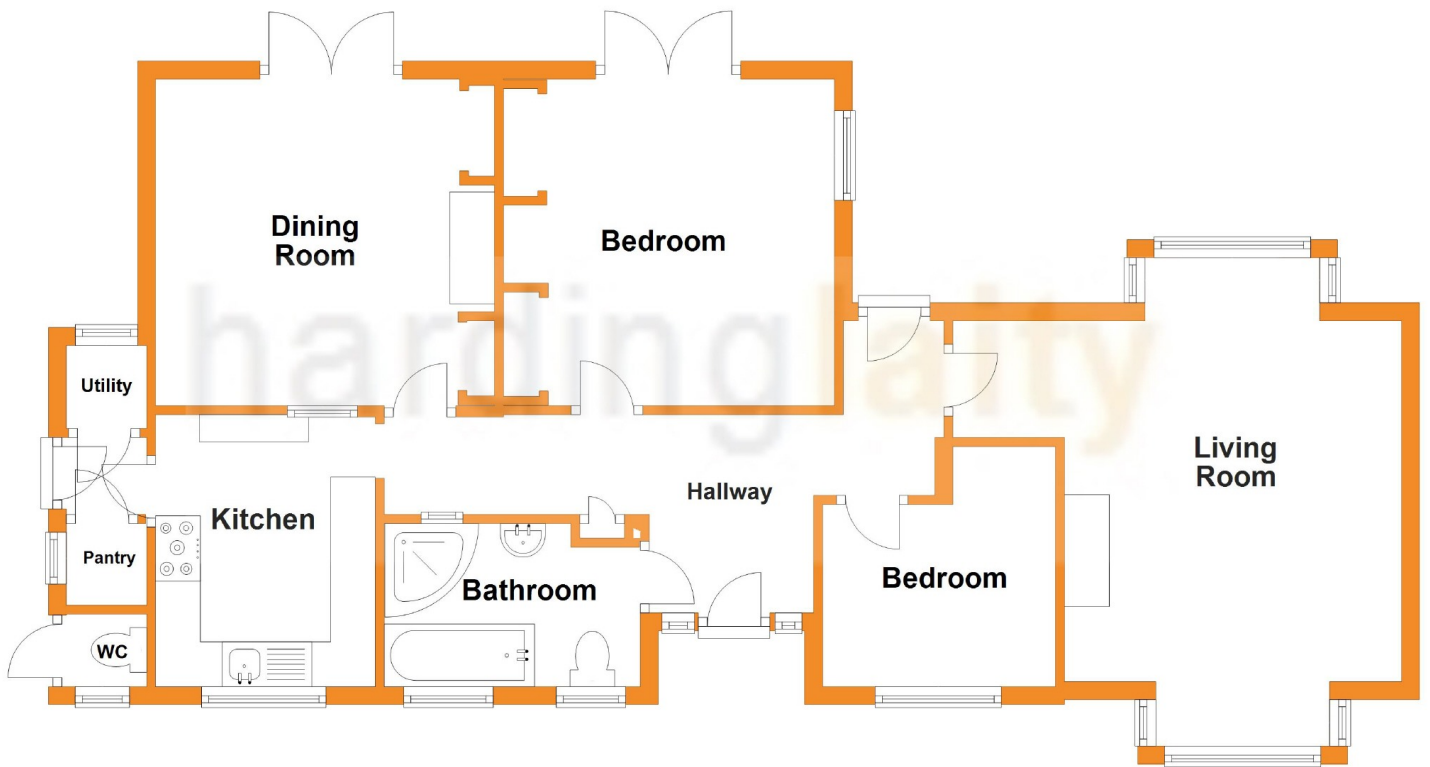
Freehold



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.

Tolverne, Headland Road, St Ives

Ground Floor



Tolvern , Headland road, Carbis bay