



1 NOWETH MEYNEK, ST IVES

INDIVIDUALLY DESIGNED DETACHED NEW BUILD HOME. 3 DOUBLE BEDROOMS. GARDENS. PARKING

1 Noweth Meynek is a new build, individually designed and spacious detached home. The property has been built to exacting standards with a modern and stylish finish. The accommodation comprises on the ground floor a double height entrance hall, an open plan living room with French doors opening to the garden, a well equipped kitchen and a WC. The family bathroom is on the first floor along with 3 double bedrooms, the master bedroom having an en suite shower room. There is gas fired central heating and a wood burning stove in the living room. Outside the property is part bounded by a Cornish stone wall planted with native hedging. The gardens are lawned with an area of patio at the rear of the property. The paved driveway has space for 2 cars.

Price £485,000

ENTRANCE

From the road a brick paved drive leads to the front door.

HALL 2.90m x 2.83m 1.59m x 2.40m (9'6" x 9'3" 5'3" x 7'10")

This is a a light and bright entrance hall with double height ceilings. Tiled floor. Large under stairs storage cupboard with space and plumbing for a washing machine. Door to ground floor WC. Stairs to the upper floor. Door to the open plan kitchen/living room.

WC 1.57m x 1.45m (5'2" x 4'9")

Tiled floor and part tiled walls. WC and washbasin.

OPEN PLAN LIVING ROOM/KITCHEN

This is a fabulously light and spacious room.



KITCHEN AREA 4.65m x 3.50m (15'3" x 11'6")

Window to the rear aspect and glazed door giving access to the garden. The kitchen is sleek and stylish with pale coloured Silestone worktops. The high gloss units provide ample storage. There is a 1½ bowl under mounted sink a built in double oven, integrated fridge and separate freezer. The island unit houses the 5 place induction hob and provides further storage.



LIVING AREA 7.56m x 4.07m (24'10" x 13'4")

Double doors to the side and rear aspects give access to the garden and provide lots of natural light to the room. Fireplace with wood burning stove.

FROM THE HALL STAIRS TO THE UPPER LANDING

LANDING

High level window to the front aspect and Velux window flood the area with light.



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BEDROOM 1 3.61m x 2.84m (11'10" x 9'4")
Window to the side aspect. Radiator.



BATHROOM 3.02m x 2.2m (9'11" x 7'3")
Window to the side aspect. Tiled floor and part tiled walls. His and hers washbasin with drawers under. Bath. Tiled shower enclosure with rain head shower and rail attachment. Ladder style towel rail.



BEDROOM 2 MASTER 4.25m x 3.30m (13'11" x 10'10")
Double doors to the rear aspect which open to a glass safety panel. Door to the en suite shower room. Radiator.



EN SUITE SHOWER ROOM 2.51m x 1.20m (8'3" x 3'11")
Window to the side aspect. WC. Washbasin with drawer under. Tiled floor. Tiled shower enclosure with rain head shower and rail attachment. Ladder style towel rail.



BEDROOM 3 3.93m x 3.23m (12'11" x 10'7")
Window to the rear aspect and Velux window. Radiator.

OUTSIDE

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.

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Paved driveway with space for car parking. A Cornish hedge planted with native trees extends around the side of the property. The garden is mainly laid to lawn with a patio area to the rear.



FRONT GARDEN

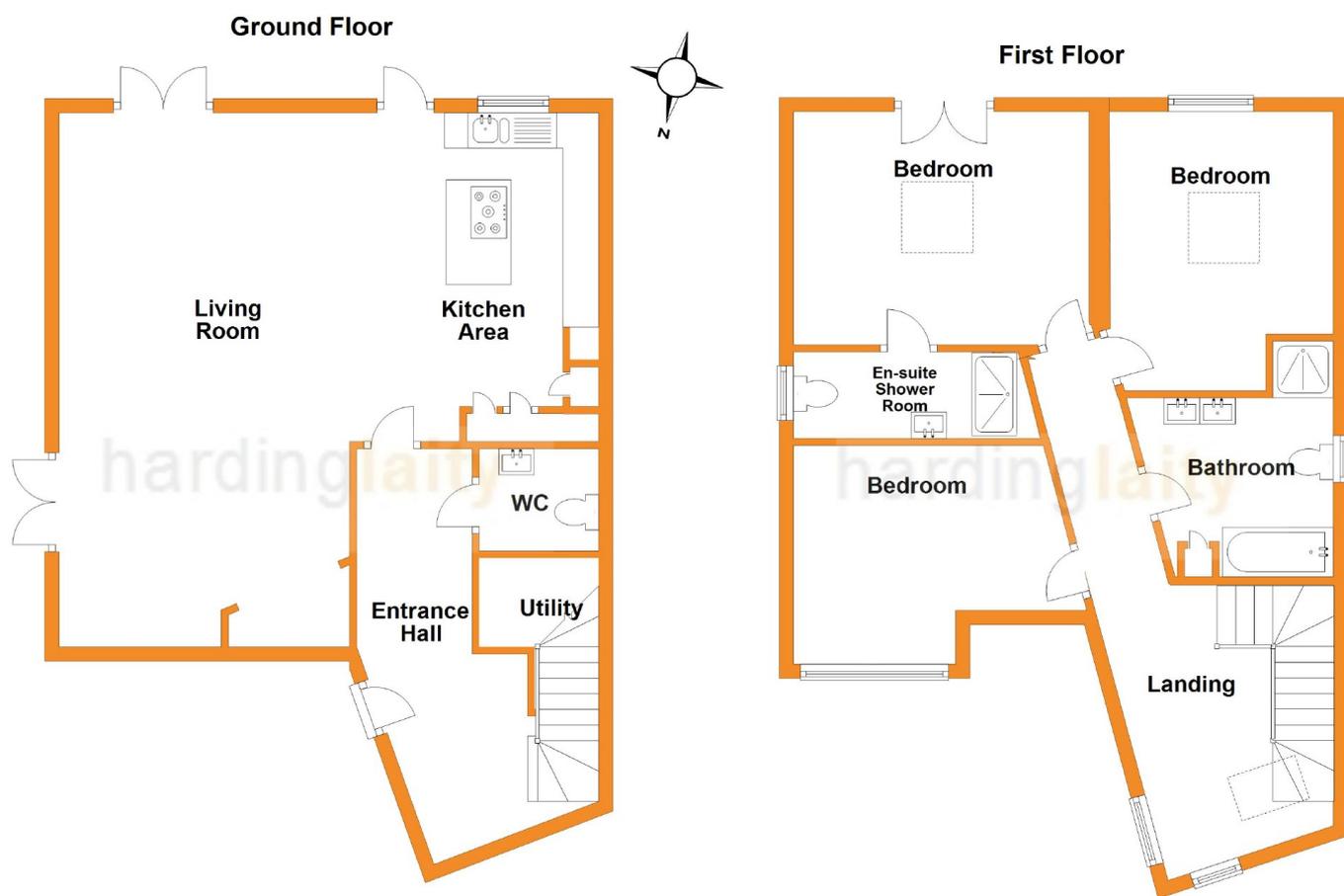


PATIO AND REAR GARDEN

TENURE

Freehold

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