

01736 794931

office@hardinglaity.com

hardinglaity.com

# hardinglaity



## WEST BARNs, CARBIS BAY, ST. IVES

### FABULOUS 4 BEDROOM CONTEMPORARY BARN CONVERSION INCORPORATING POSSIBLE ANNEX

West Barns has been built to exacting standards and with sympathetic design has incorporated the original barn with a contemporary building to create a light and spacious 4 bedroom family home incorporating a possible annexe. The garden to the rear overlooks the surrounding fields and there is ample space to the front of the property for parking. LOCATION AND OVERVIEW: Situated in a very pretty semi rural location it is also very convenient for all the local schools, shops and amenities of Carbis Bay and St Ives. The property has gas central heating, double glazing and is arranged over 3 levels. The open plan living room /kitchen and a study are on the upper level. At entrance level are the main en suite double bedroom, the utility room and the door to the original barn, which could be used as a separate annexe as it has a living room with external door, a shower room and double bedroom. The family bathroom and 2 further double bedrooms, one having an en suite shower room, are on the lower level. There is an outside storage area. NB: Under Neighbourhood Plan Regulations H2 The property should be occupied by a person as his or her Only or Principal Home.

**£650,000**

## ACCESS

### ENTRANCE

Wide granite steps lead up from the car parking area to the main front door. Wood door with glazed side panel opens to the hall

### HALL

This open hall has steps up to an upper hall leading to the living room kitchen and the study. Stairs also lead down the lower hall and to bedrooms 3 and 4 and the family bathroom. A further area of hall leads to the master bedroom, the utility room and to the old barn with additional living room, shower room and a double bedroom. Bamboo floor. Under stair storage cupboard.

### UPPER HALL 1.98m x 2.74m (6'6" x 9'0")

A light hall area with large picture window looking out over the garden. Bamboo floor. Open to the living room kitchen and stairs up to the study. Radiator.



### LIVING ROOM/KITCHEN 8.45m x 5.67m (27'9" x 18'7")

A fabulous light room with windows to 3 sides. 2 PVCu double glazed windows to the rear aspect, 2 PVCu double glazed French doors opening onto a decked area and giving access to the rear garden. Large PVCu double glazed picture window in the north facing gable end. 3 Velux windows in the easterly roof elevation with 2 PVCu double glazed windows below. Bamboo floor. Radiator.



### VIEW OVER THE GARDEN



### KITCHEN

A stylish kitchen with ample storage in a range of base level cupboards and drawers. Inset 11/2 bowl stainless steel sink, integrated fridge, freezer and dishwasher. inset 4 ring AEG electric hob with double oven under.



### FROM THE UPPER HALL STEPS UP TO THE STUDY



**STUDY 3.27m x 5.66m (10'9" x 18'7")**

This room is built into the roof space and there is reduced head height in the under eaves areas. Velux window in the westerly elevation. Radiator.

**STAIRS DOWN TO THE HALL**



**BEDROOM 1 5.35m x 4.24 (17'7" x 13'11")**

A spacious light and airy room with part vaulted ceiling. PVCu double glazed windows in the gable end and PVCu double glazed French doors accessing the rear garden. Bamboo floor. Radiator. Door to a built in wardrobe cupboard. Door to the en suite shower room.

**WARDROBE CUPBOARD 1.62m x 1.37m (5'4" x 4'6")**

**VIEW TO THE GARDEN**



**EN SUITE SHOWER ROOM 2.5m x 1.4m (8'2" x 4'7")**

Tiled floor and walls. Large shower enclosure with fixed rain head shower and hand held shower attachment. Wall hung washbasin with drawers under. WC. Ladder style radiator. Extractor Fan.



**UTILITY ROOM 3.45m x 1.13m (11'4" x 3'8")**

PVCu double glazed door to the front aspect. Bamboo floor. Inset single sink and drainer with plumbing for a washing machine below. A run of narrow worktop with cupboards below. Radiator.



**DOOR TO INNER HALL LEADING TO THE OLD BARN WITH LIVING ROOM AND BEDROOM ABOVE**

PVCu double glazed windows to either side. Bamboo floor. Radiator. Open to the living room.



**LIVING ROOM 3.26m x 3.00m (10'8" x 9'10")**

Deep set PVCu double glazed window to the side aspect and a further narrow deep set PVCu double glazed window window to the front aspect. PVCu double glazed door to the front aspect. Bamboo floor. Radiator. Stairs up to bedroom 2. Door to the shower room and WC.



**SHOWER ROOM 2.35m x 0.9m (7'9" x 2'11")**

Tiled floor. Tiled shower enclosure. Washbasin with cupboard under. WC.

**BEDROOM 2 3.93 x 2.65m (12'11" x 8'8")**

Deep set floor level PVCu double glazed window to the front aspect. Built in wardrobe cupboard. Radiator.

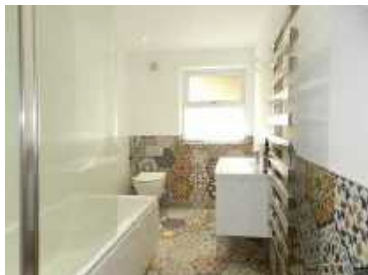


**FROM THE HALL STAIRS DOWN TO THE LOWER HALL**

Door to cupboard housing the the Megaflo hot water tank. Doors to bedrooms 3 and 4.

**BEDROOM 3 3.03m x 4.44m (9'11" x 14'7")**

PVCu double glazed window to the rear aspect. Radiator.



**BATHROOM 4.43m x 1.77m (14'6" x 5'10")**

PVCu double glazed window to the rear aspect. Decorative tiled floor and part tiled walls. Bath with fixed rain head shower and hand held shower attachment over and glass shower screen. Wide wall hung contemporary washbasin with drawers under. WC with hidden cistern. Ladder style radiator. Extractor.



**BEDROOM 4 3.22m x 4.14m (10'7" x 13'7")**

PVCu double glazed window to the rear aspect. PVCu double glazed French doors to the side aspect. Radiator. Door to the en suite shower room.

## West Barns, Carbis Bay, St. Ives TR26 2QL



### EN SUITE SHOWER ROOM 2.2m x 1.4m (7'3" x 4'7")

Tiled floor and tiled walls. Large shower enclosure with fixed rain head shower and hand held shower attachment. Wall hung washbasin with drawers under. WC. Ladder style radiator. Extractor.



### OUTSIDE

The area to the front of the property is gravelled and provides car parking. There is a built in storage shed to the front of the property. A path leads around to the rear garden. This is bounded by Cornish hedging and is laid to lawn.

### STORAGE SHED 7.85m x 1.43m (25'9" x 4'8")

Accessed by 3 sets of wood doors. This area will house the gas boiler (to be installed).



### REAR GARDEN

### 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.

**West Barns, Carbis Bay, St. Ives**