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TREVARNO, HALSETOWN, ST IVES

BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOUSE. RURAL VIEWS. GARDENS. DOUBLE GARAGE.

Trevarno is a substantial stone built detached house set in lovely gardens with beautiful rural views. The accommodation is light and spacious with generously sized rooms. Halsetown is a popular village on the outskirts of St Ives and has easy access to Penzance, Zennor and St Just and the main A30. St Ives is only a few minutes drive and is home to Tate St Ives, a great range of quality restaurants, independent shops, art galleries and of course beautiful surfing and sandy beaches. **OVERVIEW:** The accommodation is beautifully presented and comprises on the ground floor a large through living room, conservatory, kitchen/dining room, study, utility room, WC and integral double garage. On the first floor are 4 good sized double bedrooms, 3 with en suite facilities and the family bathroom. The main garden is to the rear of the property making the most of the open aspect and fabulous views across the surrounding countryside. There is a paved terrace, ideal for entertaining and includes a hot tub. The front garden is smaller and has long Lily pond running the width of the property. The drive has space for car parking.

Price £685,000

ENTRANCE

From the driveway a gate opens to the front garden with lily pond. Door with multi pane side panels opens into the hall.



HALL

This is a spacious and welcoming hall with 2 doors to the living room, doors to the kitchen and study. Door to large storage cupboard. Stairs to the upper floor. Radiator.

STORAGE CUPBOARD

A large storage cupboard fitted with shelving (0.96m x 2.83m)

LIVING ROOM

A beautiful triple aspect through room, flooded with light from the conservatory. Loosely divided into 2 areas. Double glazed windows to the front aspect, 2 small windows to the side aspect and double glazed doors opening to the conservatory. Fireplace with multi fuel stove set on a brick hearth. Radiators. TV aerial point.



LIVING ROOM TO THE FRONT ASPECT



CONSERVATORY

A gorgeous room with far reaching views over the surrounding countryside. Double glazed roof and double glazed windows to 3 sides. Tiled floor. 2 radiators. 2 sets of doors opening on to the paved terrace and gardens.



CONSERVATORY SHOWING RURAL VIEWS

Gorgeous views and a beautiful place for breakfast .





KITCHEN

Double glazed window to the rear aspect, overlooking the terrace and gardens, and with far reaching rural views. Ample storage in a range of wood fronted cupboards and drawer units. 1 1/2 bowl stainless steel sink, space for a free standing electric cooker, integrated fridge. Tiled floor. Beamed ceiling. Radiator. Door to the utility room.



UTILITY ROOM

Upvc part glazed door to the terrace and gardens. Worktop with single drainer sink unit with cupboards under and space and plumbing for a dishwasher, washing machine and tumble dryer. Radiator. Door to the garage. Door to the WC

WC

Double glazed window to the side aspect. Tiled floor. WC.

FROM THE HALL

Door to the study. Stairs to the upper floor landing.

STUDY

Double glazed window to the front aspect. Radiator.

LANDING

A lovely light and spacious galleried landing. Double glazed window to the front aspect. Fitted book shelves. Door to all the bedrooms and the bathroom. Door to the airing cupboard with heater. Loft hatch.



BEDROOM 1

Double glazed window to the front aspect. Fitted wardrobes. Radiator. Door to the en suite shower room.



EN SUITE SHOWER ROOM

Double glazed window to the rear aspect. Tiled floor and part tiled walls. Tiled shower enclosure with mains rain head shower and shower rail. WC. Washbasin. Shelving with cupboard below. Towel rail radiator.



BATHROOM

Double glazed window to the rear aspect. Free standing bath with claw feet and hand held shower attachment. WC. Bidet. Washbasin. Radiator.



BEDROOM 2

Double glazed window to the rear aspect. Radiator. Door to the en suite shower room.

EN SUITE SHOWER ROOM

Tiled shower enclosure with mains shower. WC. Washbasin. Ladder style radiator.



BEDROOM 3

2 Double glazed windows to the front aspect. Radiator. Door to the en suite shower room.



EN SUITE SHOWER ROOM

Some reduced head height in the under eaves area. Tiled shower enclosure with electric shower. Door way to the under eaves area with WC and glass bowl style wall hung washbasin. Radiator. Door to an under eaves storage area.



BEDROOM 4

Double glazed window to the front aspect. Radiator.



OUTSIDE

To front of the property the sloped driveway gives access to the double garage and also provides off road parking. A gate leads through to the small front garden with lily pond. The main garden is to the rear of the property and makes the most of the fabulous open rural views.

There is a long paved terrace with hot tub and steps down to 2 areas of garden. Both areas are mainly laid to lawn and are bounded by stone walls and mature trees and hedging. The garden area to the far left of the garden has possessory title that was registered with land registry 6 year ago. This is a beautiful south west facing garden and the far reaching views are lovely.

GARAGE

Double glazed window to the side aspect. Door to the front drive. Wide electric roller door. Higher pressure hot water tank. Electric central heating system.



REAR TERRACE

With space for entertaining and enjoying the hot tub



HOT TUB WITH VIEWS ACROSS THE COUNTRYSIDE



REAR GARDEN



GARDEN AREA WITH POSSESSORY TITLE

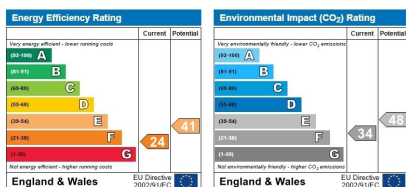
The vendors have possessory title on this area of garden, which has ben lodged with Land Registry for 6 years. The garden was part of an adjacent property previously owned by the vendors.

AGENT'S NOTE

We understand from the vendor that there is an intruder alarm fitted, maintained and in working order with multiple sensors throughout the property.

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.

Trevarno, Halsetown, St Ives

