



'The Loft', Saltings Reach, Lelant.

£279,950

A lovely 3 bed - 2 bath maisonette with enclosed rear sunny gardens set within this award winning development near the beautiful Hayle Estuary - an ideal investment or holiday let.

- Award winning development near the Estuary
- Three bedrooms – (one on the ground floor)
- Family bathroom plus En-suite shower/wc
- Enclosed rear garden
- Allocated private parking
- Ideal holiday let

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The Loft Lelant TR27 6GP

The Area

Lelant is a pretty village situated along the western banks of the beautiful Hayle Estuary some three miles outside the ancient harbour town of St Ives. The village is popular with discerning tourists and visitors who enjoy the stunning coastline with golden sandy beaches and inspiring cliff top walks. The estuary is also a Mecca for bird watchers who observe many rare migrating birds from all over the world.

From Lelant there is one of England's most picturesque train rides taking in the lovely coastline passing the renowned West Cornwall Golf Club and Carbis Bay into St Ives – ideal for visitors and residents who wish to avoid the hassle of parking. St Ives has narrow cobbled streets, white washed granite fisherman's cottages and has many wonderful fish restaurants and boutique shops to suit all tastes and is home the Tate Art Gallery. Deservedly, this is one of Cornwall's premier visitor destinations and won the U.K.'s best tourist destination in 2010.

The Property

This superb home is situated near the head of the Hayle Estuary within this award winning development which offers beautifully designed accommodation combining pretty granite elevations and modern low maintenance materials. The houses were constructed in 2008 and is fitted to a very high standard throughout with a fully fitted kitchen with built in appliances included leading to an open plan dining room and very spacious square bay fronted sitting room enjoying lots of natural light. Upstairs there are three bedrooms with master en suite shower room and a family bathroom with shower. All windows are double glazed in an attractive sash style and heating is by means of a modern gas fired boiler. There are enclosed patio gardens to the rear with a parking space and single garage. In such good order with a good holiday letting history this is an excellent purchase.

Entrance Stairs to the first floor, radiator, door to

Bedroom 3 16'7" (5.065m) max x 8'9" (2.662m) narrowing to 5'6" (1.688m). UPVC double glazed window to front and UPVC double glazed double doors to rear garden. Radiator, understairs storage cupboard, power points and TV aerial point.

Ensuite Built in storage cupboard, low level wc and wash hand basin. Fully tiled walls and floors, walk in shower, heated towel rail and under floor heating.
Stairs to first floor

Landing - Oak flooring and radiator.

Open plan lounge/diner/kitchen 19'5" x 16'3" (5.92m x 4.95m). Lounge/Dining area. UPVC double glazed bay window to the front and UPVC double glazed double doors with Juliet balcony to the rear. Power points, TV aerial point, built in storage cupboard, electric feature fire, laminate flooring in oak finish, radiator and phone point. Kitchen area UPVC double glazed window to the front. A range of eye and base level units with solid oak worktops, stainless steel sink with mixer tap over, built in neff double oven and microwave, neff electric four ring hob with extractor fan over, integral dish washer, fridge freezer and washing machine, power points and recessed spotlights.

Inner Hall Loft access and laminate flooring in oak finish.

Bathroom Low level wc, wash hand basin with vanity unit under, bath with shower over, fully tiled walls and floors, heated towel rail, extractor fan and recessed spotlights.

Bedroom 1 11'3" x 8'11" (3.43m x 2.72m). UPVC double glazed window to front, power points, TV aerial point and recessed spotlights. Double built in wardrobe with hanging space and shelving space.

Bedroom 2 10'7" x 7'1" (3.23m x 2.16m). UPVC double glazed window to the side, power points and radiator.

Outside To the front is private parking for one car and a token garden with space for pots and a table and chairs. To the rear is an enclosed garden which takes advantage of the sunny aspect. There is also a garden area to the side with space for a shed.



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Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.