



Carn Bosavern, St Just, TR19

£475,000



ANDREW  
**EXELBY**  
ESTATE AGENTS



## Carn Bosavern, St Just, TR19

Impressive, detached 4 bedroom family home with enclosed garden, double garage, workspace and parking - not to mention the amazing views from the large picture windows and the benefit of having solar panels subscribed to a feed-in tariff!







## DESCRIPTION

Set in an elevated position above St Just, and enjoying some fantastic views from its large picture windows, is this immaculate, detached house with four double bedrooms, a large garage/workshop and off street parking.

Up a few steps to the front door, and you enter this fabulous detached residence via a spacious hallway that leads off in several directions: up a few steps to the sleeping accommodation, down a few steps to the integrated garage, workshop and utility room, or to the side in to a super size living room. There is also a cloakroom/WC on this level.

The living room boasts a huge picture window that offers exceptional views across St Just and down to the coast beyond, as well as creature comforts like the large, contemporary woodburning stove set on a tiled hearth. Two doors lead you through to the large kitchen/diner which has a solid wood floor and a rear door that leads out to a small kitchen garden area with raised beds.



Going up some steps from the hallway takes you to a landing area that has in-built storage and doors leading to all four double bedrooms and the family bathroom. The bedrooms are roughly equal size to one another, with three of them offering built-in wardrobes, and the fourth boasting an ensuite shower room. The two front bedrooms offer the same awesome views of England's most westerly town and the coast in the distance. Lastly on this level is a family bathroom with large shower, separate bath and smart tiled surfaces for a move in-ready feel!

Down from the hallway, brings you to a small







## LIVING ROOM

Large uPVC double glazed picture window boasting glorious views. Contemporary woodburner set on a tiled hearth with tiled wall behind. Carpet. Two radiators.

## KITCHEN/DINER

Range of base and wall units topped with solid wood worktops with a composite sink/drainage and tiled splashbacks. Space for a range cooker with extractor over, dishwasher and american style fridge/freezer. Two uPVC double glazed windows and a door to rear path and kitchen garden area. Mixture of solid wood flooring and carpet at dining end of the room. Radiator.

## CLOAKROOM/WC

Low-level WC, wash basin. uPVC double glazed window to rear (obscured). Tiled floor.

## BEDROOM

Double bedroom with ensuite shower room and large uPVC double glazed window enjoying views over St Just and to the coast beyond. Carpet. Radiator.

## ENSUITE SHOWER ROOM

Suite comprises shower enclosure with tiled surround, low-level WC and hand basin with built-in storage cabinet below. uPVC double glazed window (obscured). Laminate floor.

## BEDROOM

Double bedroom with large uPVC double glazed window offering fantastic views over St Just, and built-in wardrobe storage. Carpet. Radiator.

## BEDROOM

Double bedroom with built-in storage wardrobe. uPVC double glazed window to rear. Carpet. Radiator.

## BEDROOM

Double bedroom with built-in storage wardrobe. uPVC double glazed window to rear. Carpet. Radiator.

## BATHROOM

Suite comprises of double shower enclosure with rainfall shower head as well as handheld shower attachment, separate double ended bath, low-level WC and wash basin. uPVC double glazed window (obscured). Tiled walls and floor. Heated towel rail.





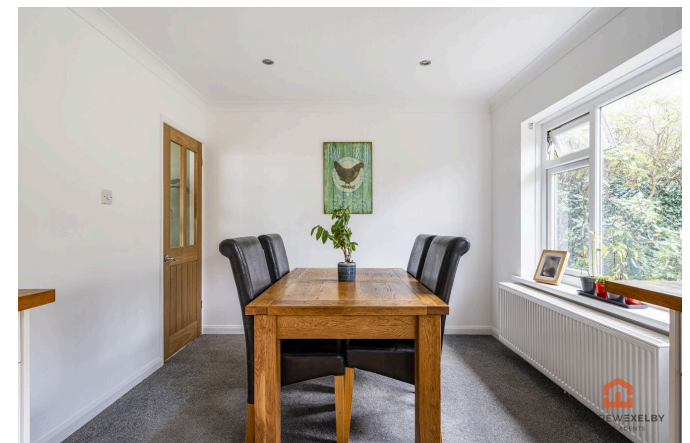
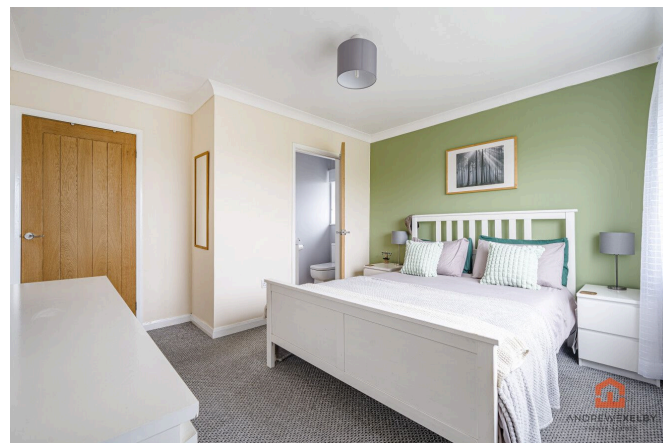
## DOUBLE GARAGE

Large garage with two uPVC double glazed windows, an electric roller door to the front and mains power.

## UTILITY/WORKSPACE

Large utility workspace with uPVC double glazed window and door to rear. Power, plumbing and drainage for laundry appliances. Laminate flooring.









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