







**Greenacres  
Halsetown, St. Ives  
TR26 3AN**

4 Bedrooms  
1 Reception Room  
3 Bathrooms  
199 Sq. Metres

**Guide Price  
£675,000**





## A newly built 4 bedroom, 2 bathroom detached house extending to just under 2000 sq ft, sitting in approximately half an acre and located in rural St.Ives.

Planning permission was granted in 2018 for the replacement of a bungalow on the site. The current owners have completed the construction of a fine modern house on the site and it stands ready for a new owner to put the finishing touches on the landscaping and final decorating works.

Of timber frame construction with a stone and timber clad facade the house sits privately within its plot sheltered from the passing road by tall hedges.

The design of the property has created a large open plan living space with a central kitchen flanked by a large sitting room to the rear and a dining/family area to the front.

The kitchen has a range of modern navy cabinets with a marble worktop. There is an integrated double oven, dishwasher, fridge/freezer and induction hob. There is a large central island with a breakfast bar. On the opposite side of the room there are two large cupboards which would provide additional pantry storage.

The open room to the front of the house has large, dual aspect, bi-fold, Crittal style doors overlooking the garden. It had been the owners intention to build a wrap around deck to encourage a seamless indoor/outdoor space. This room has a double height galleried ceiling giving a sense of grandeur.

To the rear, the sitting room has a wood burner in one corner, triple aspect windows and a door leading out to the rear garden.

There is a good sized entrance hall with a cloak room and staircase leading up to the first floor.

At the top of the stairs is a full width balcony which overlooks the family room below. There are four double bedrooms here, three of which have built in wardrobes. The master bedroom has a wood burner in one corner and an attractive modern en-suite with terrazzo tiling, a wall hung vanity unit with brass wall mounted taps above. The bath has a green tiled surround and brass fixtures.

The family bathroom has a similar terrazzo tiled floor, a wall hung vanity unit and a large walk in shower with rain head shower unit over.

The house requires some finishing touches with decoration (skirting boards, paint etc). The property is otherwise finished with completed kitchens and bathrooms and all major construction complete.

Outside is an approximately half acre plot waiting to be landscaped. There is plenty of room to create a sweeping driveway leading up to the house. There is ample room for gardens to the side and rear of the house as well as the aforementioned deck or patio.

This is a rare opportunity to purchase an attractive modern home offering the opportunity for a new owner to add their finishing touches to make it their own.















# Surrounding Area

The property is pleasantly situated on the rural outskirts of St. Ives. The small village of Halsetown has a very well regarded pub and was the childhood home of historic actor Sir Henry Irving.

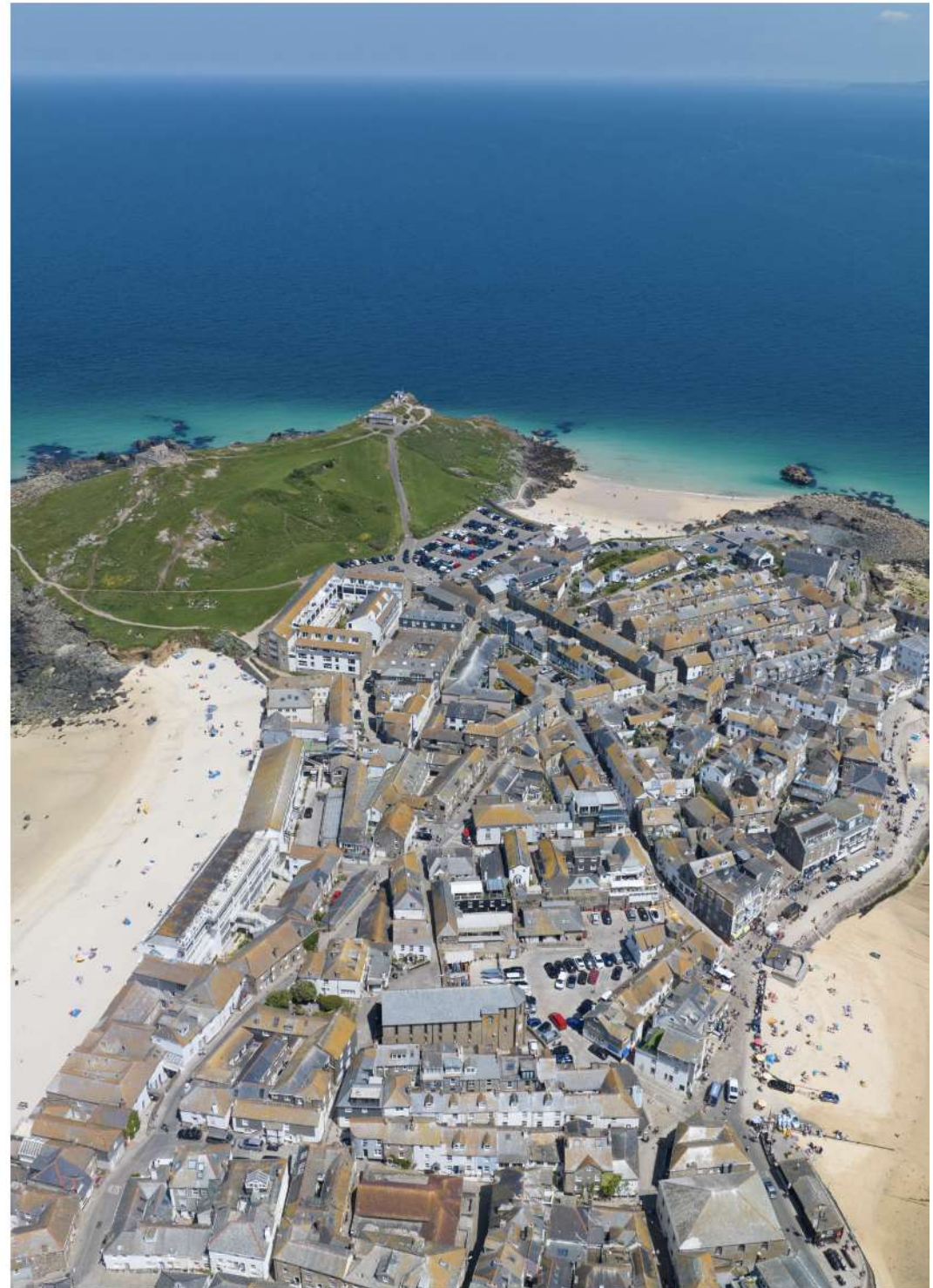
Within walking distance is a trekking and riding centre for equestrian pursuits.

Approximately 1.5 miles away is St Ives, a much-loved town famed for its art culture and history. Narrow streets radiating out from the harbour are lined with old stone cottages and an excellent selection of shops and restaurants. Walks abound in the area, across the Penwith Moors and along the coastal footpath where the scenery is among the best in the country. There are glorious sandy beaches to either side of the town and golf at the West Cornwall. St. Ives also has a primary and secondary school.

Five miles away is St. Erth train station which has a regular main line service to London.

## DIRECTIONS

From Lelant take the Old Coach Road towards St Ives, at the T junction turn right, pass the riding stables on the left and the drive for the house is the first on your right hand side just after the bend in the road.







Total area: approx. 181.6 sq. metres (1954.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
81	99

Best energy efficient - lowest running costs  
 92-100 A  
 81-91 B  
 69-80 C  
 55-68 D  
 39-54 E  
 21-38 F  
 1-20 G  
 Worst energy efficient - highest running costs

England, Scotland & Wales  
 EU Directive 2002/91/EC

**Additional Information**

EPC Rating - B  
 Air Source Heat pump with underfloor heating throughout  
 Mains water, and drainage to a private system.  
 Council Tax Band - D

**Agents Note**

Some of the images contain CGI furniture for illustrative purposes.

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