



101 Beach Road

101 Beach Road, Carlyon Bay, St. Austell, Cornwall PL25 3SB



Beach 300 yards Charlestown 1 mile St Austell 1.5 miles Fowey 6 miles

On Beach Road, a fine detached character residence and attached garage set within a generous sized plot

- 'Cornish Unit' Construction
- Reception Hall
- Light and Airey Kitchen
- Dining & Sitting Room
- Cloakrooms
- 3 Bedrooms & Bathroom
- Garage
- Near to Carlyon Bay Beach
- Freehold
- Council Tax Band D

Guide Price £525,000

SITUATION

101 Beach Road is situated about 300 yards from the beach at Carlyon Bay (which offers various eating and drinking options in the season) as well as the Carlyon Bay Hotel with a well renowned golf club and spa. There are a number of restaurants and pubs - including many in the nearby Tall Ships harbour of Charlestown. Schools nearby are Penrice Academy (secondary school) and Charlestown Academy (primary school) - which are ofsted rated as 'outstanding' and 'good'. St Austell offers a comprehensive range of amenities including being home to the Eden project, and direct train service to London. Popular destinations within easy reach are Fowey, Mevagissey and the north coast.

DESCRIPTION

101 Beach Road stands within a good sized level garden plot and benefits from two drives - one leading from a vehicular gateway to a parking area adjacent to a single garage on the eastern side of the house, and the other running to the west of the house where there is stone chipped level car parking and turning areas for a number of vehicles.

The property is constructed of pre-cast reinforced concrete with rendered pebble dashed elevations at the ground floor level and concrete tiled cladding at the first floor under a concrete tiled roof. Being of pre-cast reinforced concrete construction, commonly known in the area as a 'Cornish Unit', the property is of limited mortgageability.

The detached house offers light and airy accommodation on both ground and first floor levels. On the ground floor is a fine Reception Hall with parquet floor and turning balustrade stairs off to the first floor with doors off to all of the downstairs rooms.

The Kitchen is a light room with white range of matching base and eye level units with rolled worktop surfaces to splashback and includes an inset stainless steel single drainer sink unit with mixer tap, spaces for dishwasher, freestanding refrigerator/freezer and washing machine. Electrolux cooker with double fan assisted oven and separate oven and grill with four rings and extractor hood over.

The spacious Dining Room and Living Room with parquet floor have been previously joined to present an open-plan room with triple aspect. In each room are fireplaces including a mains gas coal effect fire in the Sitting Room and tiled fireplace with timber surround in the Dining Room which has a door to the garden. Also on the

ground floor is a Cloakroom with adjacent a cupboard housing tumble dryer.

At first floor level is a light and spacious part balustrade landing with exposed timber floorboards, off which there are doors to a separate WC, Bathroom and three Bedrooms. Two Bedrooms benefit from fitted double wardrobes with box cupboards over and are of similar size and one benefits from a fitted range of children's bedroom furniture including a bunk bed with desk and work station below.

The Bathroom includes a bath with concertina shower screen, shower and rainshower over, pedestal washbasin, heated towel rail and built in storage space. Loft providing further storage.

THE GARAGE

With up and over door and side personnel door, light and concrete floor (Attached to neighbors garage).

THE GARDENS

The house stands nicely within its own large level plot.

Immediately to the front, are paved seating areas with lawn garden and hedge beyond. The property includes the grass lawn to the road. To the rear is an expansive regular shaped garden laid mainly to lawn with shrubs and Silver Birch tree with hedged and fenced borders.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

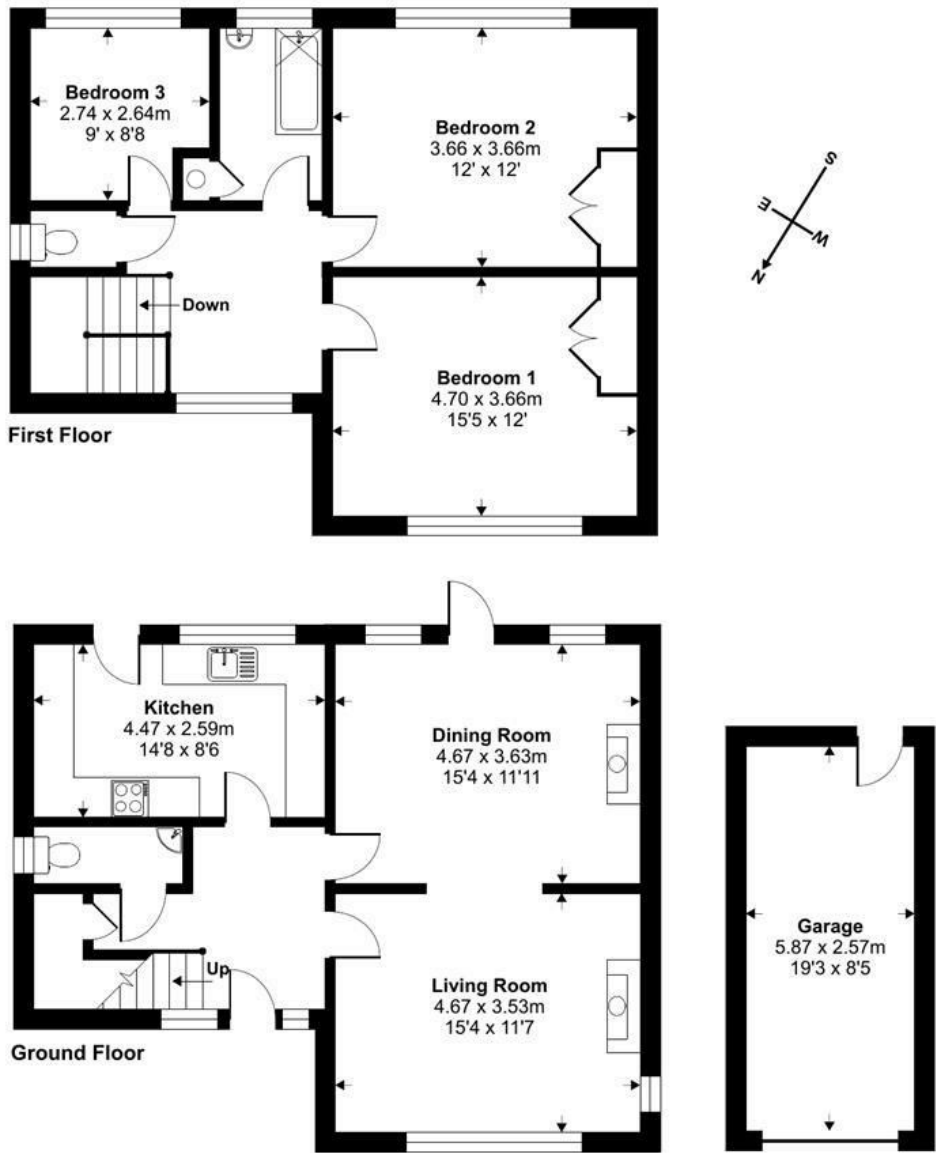
Travelling eastbound along Beach Road towards the beach, 101 Beach Road will be seen on the left-hand-side towards the end of Beach Road and shortly before the crossroads with to the right Sea Road.

SERVICES

All mains services connected. Gas fired central heating. TV and telephone points. Broadband available. Outside water tap.



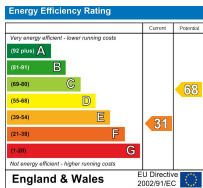
Approximate Area = 1472 sq ft / 136.8 sq m (includes garage)
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Stags. REF: 867074

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



01872 264488
truro@stags.co.uk

stags.co.uk