



8 Penolva

8 Penolva, Sea Road, Carlyon Bay, St. Austell, Cornwall, PL25 3SG



Charlestown - 1 mile
Beach - 1 mile
St Austell - 2 miles

A front line coastal apartment on an exclusive private road enjoying magnificent broad sea views

- One of eight recently built apartments
- Open plan living area
- Balcony with great views
- Two bedrooms (one en-suite)
- Family bathroom
- Communal landscaped grounds
- Direct access to coastal footpath
- Allocated parking
- Leasehold
- Council Tax Band F

Guide Price £650,000



SITUATION

Sea Road has long been renowned as one of Cornwall's premier cliff top private roads and is home to a number of exclusive coastal residences. The apartments at Cliff House and Penolva stand in a spectacular frontline coastal position on the immensely sought after seaward side of the road and command glorious unobstructed panoramic views across the entirety of St Austell Bay from Gribben Head to Black Head.

Within half a mile is the 18-hole golf course and the South West Coast Path can be accessed from the foot of the communal gardens affording access on foot to local beaches and villages.

Carlyon Bay itself offers a range of local amenities whilst St Austell town centre is around two miles. Within approximately fifteen miles is the cathedral city of Truro which now forms the retailing, administrative and cultural centre of Cornwall.

Both St Austell and Truro have mainline rail connections to London Paddington and on the north coast is Newquay Airport with a number of scheduled domestic flights.

THE PROPERTY

8 Penolva is a second floor penthouse apartment with generous glazed balcony overlooking the landscaped communal garden and enjoying magnificent, elevated south facing sea and coastal views.

A perfect 'lock up and leave' coastal bolt-hole or indeed main residence, the apartment is one of just eight similar properties that have been designed with ease of maintenance in mind. The stylish accommodation has been appointed to a good standard and benefits from under floor heating throughout.

The open plan living area features a broad

glazed frontage with access directly onto the balcony and incorporates a contemporary kitchen by Kettle Co complete with integrated appliances by Bosch and Silestone quartz work surfaces. There are two double bedrooms, both with windows to the seaward elevation and the master having an en-suite shower room with Villeroy and Boch sanitary ware, a level of specification that follows through to the family bathroom.

OUTSIDE

Surrounding Penolva are communal landscaped grounds with the front garden opening directly onto the South West Coastpath. To the rear of the apartment is the car park, where each apartment has an allocated space. There are also visitor spaces.

TENURE

The property will be sold with on a 999 year leasehold basis with a monthly service charge

SERVICES & WARRANTY

Mains water, electricity, gas and drainage. Underfloor heating throughout. CRL Warranty.

VIEWING

Strictly by prior appointment with Stags' Truro Office on 01872 264488

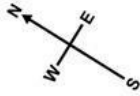
AGENTS NOTE

Some of the photographs are taken of an alternative apartment in either Penolva or Cliff House.



Approximate Area = 8864 sq ft / 823.4 sq m

For identification only - Not to scale



- KEY:**
- Flat 1 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
 - Flat 2 - APPROX. GROSS INTERNAL FLOOR AREA 913 SQ FT 84.8 SQ METRES
 - Flat 3 - APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.2 SQ METRES
 - Flat 4 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
 - Flat 5 - APPROX. GROSS INTERNAL FLOOR AREA 922 SQ FT 85.6 SQ METRES
 - Flat 6 - APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT 91 SQ METRES
 - Flat 7 - APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT 89.4 SQ METRES
 - Flat 8 - APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT 86.9 SQ METRES



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2020. Produced for Stags. REF: 679635

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

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-92) B	85	85
(81-84) C	(69-78) D		
(55-59) E	(45-49) F		
(1-4) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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