



ROHRS & ROWE

Seaways
Porthpean Beach Road
Porthpean
St. Austell
PL26 6AU

- Architect designed detached house
- Spectacular sea, beach & coastal views
- Stylish contemporary interior
- Over 2800 square feet of accommodation
- Reversed accommodation
- 34' open plan kitchen / diner / family room
- Bespoke contemporary kitchen with built-in appliances
- Sitting room with stunning sea views
- 3 en suite ground floor bedrooms



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CONTEMPORARY COASTAL PROPERTY, IMMACULATEDLY FINISHED AND WITH SPECTACULAR SEA VIEWS



- En suite first floor bedroom
- East and west facing balconies
- Large utility room
- Plant room
- Integral garage and storage room
- Ground floor shower room
- Garden room
- Air source heat pump
- Photovoltaic roof panels
- Parking for numerous cars
- Short walk to both Duporth & Porthpean beaches
- EPC B
- Council Tax Band: G





PROPERTY

Seaways is a stunning architect designed detached house set within a beautiful coastal location, enjoying magnificent views of the sea, beach and surrounding coastline, that are all just moments away and very easily accessible. This exceptional modern house is of reversed level design, in order to maximise its amazing views, with accommodation that measures in excess of 2800 square feet in total. The living accommodation on the first floor has many large areas of glazing that maximise the magnificent views as well as creating superb levels of natural light. There are outside balconies positioned on both the front and rear of the first floor, maximising the sunlight from morning right the way through to dusk. The house has been constructed and finished to an exceptional standard, with numerous stunning bespoke design details throughout. There are also eco features that include an Air Source Heat Pump that feeds underfloor heating and PV roof panels on the roof creating electricity - helping the house to be both efficient and have an energy efficiency rating of B.

Upon entering the house, you are welcomed into a magnificent double height entrance hall with a bespoke staircase at its centre and an outside oak framed wall of floor to ceiling glazing, that combine with a galleried landing to create a highly memorable introduction to the house and instant wow factor. The design of the house provides two wings that are internally linked via the vast entrance hall and galleried landing, whilst also being externally linked via the large front balcony. The feature room of the living accommodation is a spectacular fully open plan 34' kitchen / dining / living room, where you are greeted by the spectacular sea, beach and coastline views that are enjoyed through bi-folding doors and an oak framed gabled window, that also opens out on to the balcony at the front. At the opposite end of the room is the extremely understated yet stylish contemporary kitchen that is made up of a combination of a large "floating" wall unit and a vast island unit, that have more of an appearance of being pieces of stylish modern furniture, whilst also being highly practical. The spacious sitting room enjoys double aspect floor to ceiling windows that provide excellent sea views and there is also a door providing access on to the front balcony, as well as a further set of double French doors that open onto a lean over glazed balcony. The first floor also houses an en suite double bedroom and there is a cloakroom/WC on the landing. Accessed from the rear of the galleried landing is the rear balcony, this is smaller than the front balcony but it is designed to be the perfect spot for alfresco evening dining, as it captures the late afternoon and evening sunlight.

Within the westerly wing of the of the ground floor are 3 double bedrooms, all with en suite bath or shower rooms. The main bedroom has excellent sea views via bi-folding doors, that in turn open onto a large outside patio area. On the opposite side of the entrance hall, within the easterly wing is a large utility room and a separate plant room. The house was originally constructed with an internal double garage, accessed from the utility room but an area has since been informally subdivided to provide a large storage room, fitted with a wall of excellent cupboards. Accessed off this room is a useful ground floor shower room. The remainder of the garage is now used as storage for outdoor / garden equipment but if required, the garage could easily be reinstated.







LOCATION

Seaways sits in the idyllic village of Porthpean which looks out across the beautiful St. Austell Bay. Porthpean beach is only a short stroll away and this little haven is backed by tree-topped cliffs and has the feel of the Mediterranean with its clear waters and sandy beach. For boating enthusiasts, here you can find a sailing club and a boat store. Equally close is Duporth Beach, a larger sandy beach which is safe for swimming or water activities, is dog friendly all year round and due to the lack of parking and facilities is generally quiet and frequented by locals living in the area.

Nearby Charlestown is largely unspoiled by modern development, Charlestown is a world heritage site that is renowned for its picturesque harbour that is surrounded by immensely pretty sea captains houses and colour-washed cottages. Today it is still a working harbour as well as providing a safe haven for visiting old ships. It is also the location for many television series and cinematic film projects, the latest being the renowned BBC series, Poldark that was based on the books of the Cornish Author, Winston Graham.

The nearby town of St Austell offers numerous shops, supermarkets and a leisure centre, plus a mainline railway station to London Paddington. The attractive coastal town of Fowey just 9 miles distant has a range of shops, restaurants and bars and excellent sailing facilities.





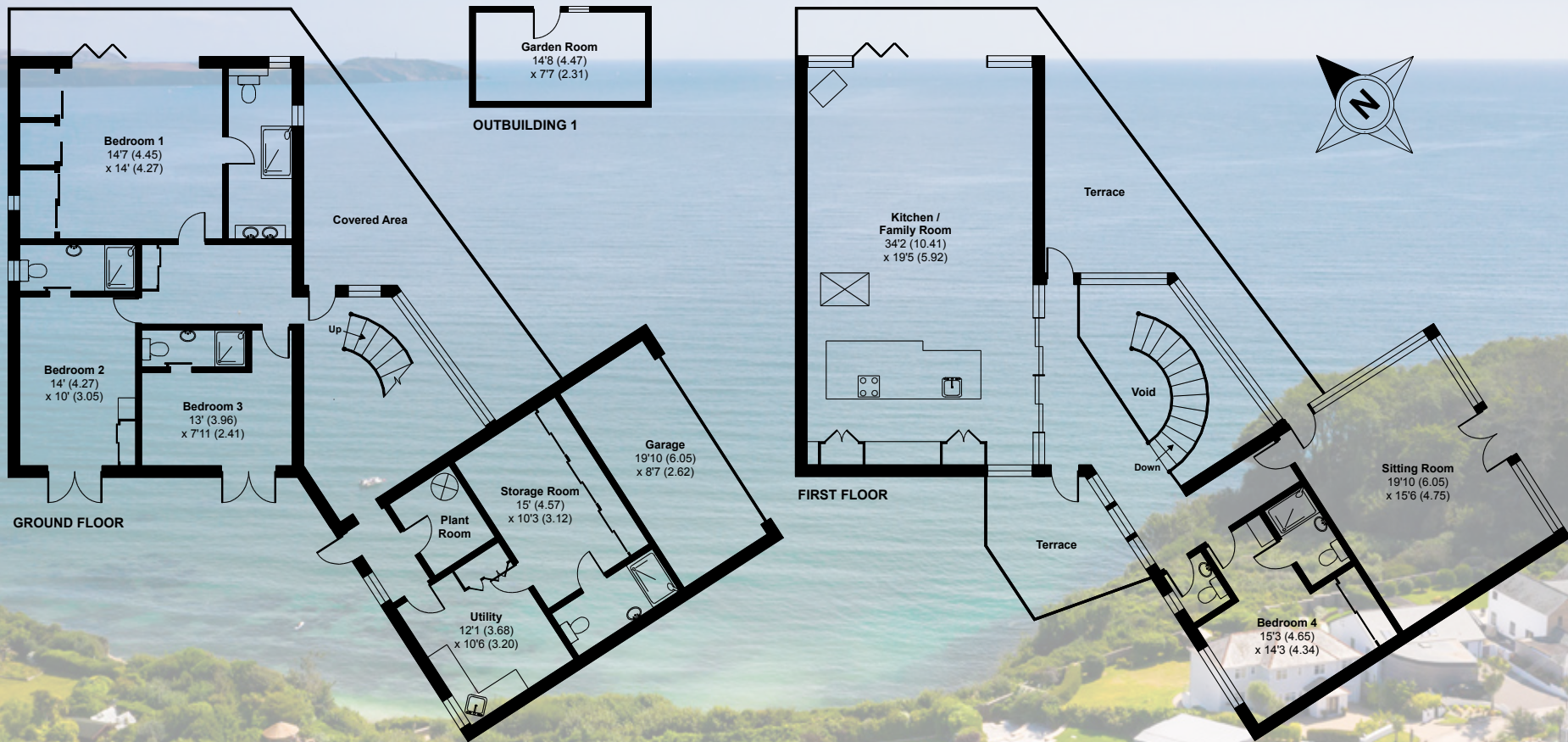
Porthpean Beach Road, St. Austell, PL26 6AU

Approximate Area = 2856 sq ft / 265.3 sq m (includes garage)

Outbuilding = 281 sq ft / 26.1 sq m

Total = 3137 sq ft / 291.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Rohrs and Rowe. REF: 947487



Services: Mains water & electricity. Private drainage. Air Source Heat Pump heating

Directions: From St Austell, follow Porthpean Road for about half a mile, passing through a mini roundabout and then take the left-hand turn into Porthpean Beach Road. Continue down the hill and take the third turning on the left, just before the bend. Seaways is the second property on the left-hand side.

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