



M A Y W H E T T E R & G R O S E

**36 EDINBURGH CLOSE, CARLYON BAY, PL25 3PN**  
**GUIDE PRICE £325,000**



SITUATED A SHORT DISTANCE FROM THE BEACHES OF ST AUSTELL BAY, COASTAL FOOTPATH AND GOLF COURSES WITHIN EASY REACH OF PRIMARY AND SECONDARY SCHOOLING AND OFFERED WITH NO ONWARD CHAIN NESTLED WITHIN A CORNER PLOT IN A POPULAR RESIDENTIAL CUL-DE-SAC IS THIS DELIGHTFUL THREE BEDROOM FAMILY RESIDENCE, OFFERING GREAT SCOPE AND POTENTIAL. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION. PLEASE SEE AGENTS NOTES EPC - C



## Location

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4\* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

## Directions

From St Austell head out to Carlyon Bay past Charlestown primary school on your left hand side, heading down towards the beach, taking the second left hand turning into Edinburgh Close. Head down to the end around the left hand bend and the property will be located in the top right hand corner. A board will be erected for convenience.

## Accommodation

From the driveway an obscure glazed door with light panel above into entrance hall with tiled flooring and internal glazed door into inner hallway.

## Inner Hall

With doors to all living accommodation. Access to the loft. Wall mounted radiator. Two doors into additional storage.

## Kitchen

9'2" x 9'3" (2.81 x 2.83)



Located to the front of the property. Double glazed window with roller blind. The kitchen comprises a

range of colour fronted wall and base units with wood effect roll top laminated work surfaces incorporating four ring hob with extractor above. Stainless steel sink and drainer. Integrated oven. Wall mounted boiler.

## Lounge/Diner

16'8" narrowing to 11'0" x 18'3" (5.10 narrowing to 3.36 x 5.58)



An open living area with three wall mounted radiators. Large part frosted glazed window to the front and sliding doors leading out onto the garden.



**Bedroom**

9'7" x 11'9" (2.94 x 3.60)



Double glazed window with radiator beneath.

**Bedroom**

8'7" x 5'6" (2.63 x 1.70)



Also enjoying a similar outlook over the well stocked garden from the double glazed window with radiator below.

**Bathroom**

4'9" x 8'7" (1.46 x 2.63)



Comprising a part coloured suite of low level WC, hand basin, and panelled bath with shower over. Finished with a fully tiled wall surround. Wall mounted radiator. Obscure double glazed window.

**Bedroom**

8'0" x 11'10" (2.46 x 3.61)



Also located to the rear enjoying a similar outlook from a double glazed window with radiator below. Door into recess storage.

From the entrance hall there is a door into the garage.

## Garage

8'3" x 16'0" - maximum (2.54 x 4.89 - maximum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

With up and over door to the front, the gas and electric meters are located in the garage. Tap and part glazed door leading to the rear.

## Outside



The property is tucked into the corner of the cul-de-sac with a front garden, offering an array of plants and shrubbery with central lawn. Tarmac driveway for approximately two vehicles. There is a pathway across the front which leads to a latched gate and pathway which can also be accessed from the lounge/diner out onto the beautifully well stocked garden offering an abundance of plants and shrubbery. The garden would suit a keen gardener or offer a generous size lawn garden if required.

There is an additional pathway that leads up to a secret patio area with outside storage and greenhouse. This enjoys a great deal of sun throughout the day and into the evening also giving a high degree of privacy.

## Agents Notes

The property is located next to a mainline railway. The property has all mains services.

## Council Tax Band - D









1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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