



MAY WHETTER & GROSE

10C BURTHY CLOSE, ST. AUSTELL, PL26 8WR
£195,000



WITH SUSTAINABILITY AT ITS HEART, THIS IMPRESSIVE TWO DOUBLE-BEDROOM ECO PENTHOUSE APARTMENT IS A MUST-SEE.

THE PROPERTY IS ONE OF THREE APARTMENTS, WITHIN A BUILDING DESIGNED TO RESEMBLE A TRADITIONAL CORNISH ENGINE HOUSE. THE PROPERTY ENJOYS AN ELEVATED TOP-FLOOR POSITION WITH TRIPLE-ASPECT, FAR-REACHING AND STUNNING VIEWS TOWARDS BODMIN MOOR.

ITS EXCEPTIONAL ECO CREDENTIALS INCLUDE TRIPLE GLAZING THROUGHOUT, SOLAR PANELS SET UP TO ENABLE THE EXPORT OF EXCESS ENERGY BACK TO THE GRID, AN MVHR SYSTEM, AND AN ENERGY-EFFICIENT HOT WATER HEAT PUMP. THE APARTMENT ALSO BENEFITS FROM HIGH-QUALITY INTERIOR FINISHES, INCLUDING KARNDIEN FLOORING THROUGHOUT, FITTED WARDROBES, AND UPGRADED KITCHEN FEATURES.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE LOCATION, VIEWS AND HIGH-QUALITY FINISH OF THIS TURN KEY APARTMENT.

*** EPC - A ***



Location:

The property is located within the new eco-development at West Carclaze Garden Village, set amongst St Austell's renowned China Clay Trails and lakes, which are quite literally on the doorstep.

A range of beautiful coastal destinations, including Carlyon Bay, Duporth, Par and the historic port of Charlestown, are all within a 10–15 minute drive. The Eden Project is just five minutes away, while Knightor Winery is even closer.

The popular destinations of Padstow, Newquay, Wadebridge and Truro can all be reached within around 30 minutes, with Fowey, Mevagissey, Lostwithiel and The Lost Gardens of Heligan approximately 20 minutes away.

Sky Primary School is located within the village, and everyday amenities are conveniently close at hand.

Directions:

From St Austell, proceed along the A391 towards Penwithick, passing St Austell Printing on your right and the iconic Sky Tip landmark on your left. At the roundabout, take the exit signposted for Penwithick/Carludon/Eden Project and continue into the new West Carclaze Garden Village development. From Carbis Road, take the first right onto Penn Street, followed by a further right into Burthy Close, where a board will be erected for easy identification of the property.

Accommodation:

Accessed via the communal entrance, this top-floor apartment is situated on the second floor. The main front door, fitted with an inset spy hole, provides access into the apartment entrance hall.

**Entrance Hall:**

7'3" x 5'9" (2.21m x 1.77m)



Doors lead to the Bathroom, Bedroom One, Bedroom Two, and the open-plan Kitchen, Living/Dining area. Karndean flooring and wall-mounted entry phone handset.

Bathroom:

8'2" x 5'9" (2.5m x 1.77m)



Modern white three-piece bathroom suite comprising a low-level Roca dual-flush, soft-closing WC, ceramic Roca wash hand basin with central waterfall mixer tap. Bath with glazed shower screen, central mixer tap, and wall-mounted shower. Additional features include a heated towel rail, wall-mounted mirror, shaver point and MVHR vent. Finished with tiled walls and Karndean flooring.

Bedroom One:

10'1" x 12'3" (3.09m x 3.75m)



Spacious and light dual aspect room, with triple-glazed UPVC windows and Juliet balcony door, with views of Sky Tip. Hammonds fitted wardrobes, Perfect-Fit black-out blinds. Heatstore electric heater with built-in thermostat, MVHR vent and USB socket. Karndean flooring.



Bedroom Two:

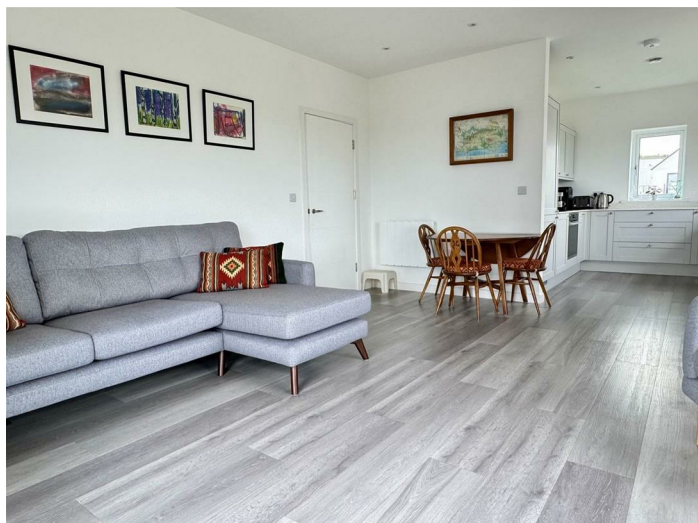
10'1" x 8'3" (3.09m x 2.52m)



Triple-glazed UPVC windows. Hammonds fitted wardrobe Perfect-Fit black-out blinds. Heatstore electric heater with built-in thermostat, MVHR vent and USB socket. Karndean flooring.



Open Plan Kitchen Living/Diner:
27'0" x 13'10" (max) (8.25m x 4.23m (max))



Generously-proportioned triple-aspect room, with door opening to front, side and rear elevations.

The kitchen area features dual-aspect windows, with outlooks onto both St Austell landmark and Bodmin Moor, while the living area benefits from a Juliet balcony and a tilt window, also with far reaching views.

The kitchen is fitted with a range of Howdens cabinets, stainless steel sink and drainer, Bosch four-ring induction hob, fan-assisted oven, and extractor hood, along with integrated appliances including a 70/30 fridge/freezer, washer/dryer and dishwasher. Further upgrades include quartz worktops, a pull-out mixer tap, and a pull-out corner larder unit.

Between the kitchen and living areas is built-in storage housing the MVHR system and hot water cylinder.

The room features Karndean flooring, MVHR ventilation vents, and two wall-mounted Heatstore electric heaters with built-in thermostats.



Outside:



Adjacent to the building entrance are the entry intercom system and a wall-mounted mailbox.

The property benefits from off-road parking to the rear, including an EV trickle charging point and bicycle stand. Plenty of free on-street parking for visitors.

Accessed via a well-maintained communal entrance, a wide staircase leads to the second-floor landing and hallway, where the apartment's front door is located. Positioned beside the entrance door is a Heatstore electric heater with an integrated thermostat.

A front-facing window provides plenty of natural light, while adjacent to it, is a securely locked plant room, housing the control panels for the building's smoke ventilation system, apartment solar panels, broadband connection, and other electrical points.

All communal areas and stairwell are carpeted.

Agents Note1:

The property is held on a 999 year lease with

approximately 998 left to run. We understand the ground rent is "peppercorn" (£0).

We are advised there is a West Carclaze Garden Village Estate Management fee of £26pm.

We understand the building is currently managed by the original developer Eco-Bos Development Ltd and the vendor is currently waiting for confirmation of the annual service charge.

Full lease details are available via the Agents and applicants are recommended to understand this before a transactional decision is made.

Agents Notes 2:

Some of the power points benefit from USB charging points.

Council Tax Band A

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. <https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

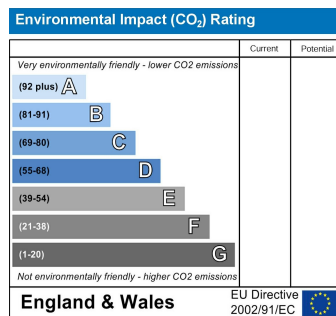
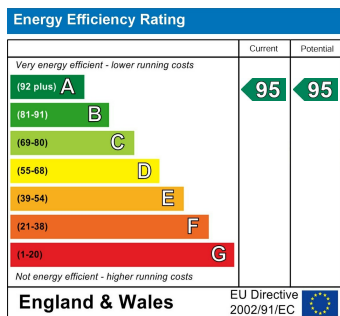
The floor area measurement is taken from the EPC.

Services:

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





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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