



MAY WHETTER & GROSE

32 DUPORTH BAY, DUPORTH, PL26 6AF
GUIDE PRICE £975,000



ENJOYING BREATH TAKING PANORAMIC VIEWS ACROSS ST AUSTELL WITHIN THE SOUGHT AFTER COASTAL AREA OF DUPORTH, WITH GATED ACCESS TO THE SOUTH WEST COASTAL FOOTPATH AND BEACH BELOW IS THIS IMPRESSIVE VERSATILE FOUR/FIVE BEDROOM FAMILY RESIDENCE. SET WITHIN ATTRACTIVE GARDENS, WITHIN EASY REACH OF THE HISTORIC HARBOUR OF CHARLESTOWN, BOTH PRIMARY AND SECONDARY SCHOOLS A SHORT DISTANCE AWAY. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS VIEWS, VERSATILITY AND SPACE. EPC - D *SEE AGENTS NOTES*



Location

The property is situated in the popular coastal location of Duporth Bay, with access to a private beach. Situated within easy reach of both primary and secondary schooling. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offers a wide range of shopping educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head out to Duporth, come in through the private development at the mini roundabout turn left, follow the road along approximately 150 yards and the property will appear on the right hand side.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the brick paved and tarmac driveway area, there is outside courtesy lighting, with part obscure double glazed door with side panel opening through into an impressive entrance hall.

Entrance Hall



Tiled wood effect floor covering which continues through the lower ground level and hallway. Carpeted staircase to the first floor. Sliding door into recess storage cupboard with shelving and hanging rails. Door into cloakroom/WC.

Cloakroom/WC

Comprising low level WC and hand wash basin with part tiled wall surround and decorative border. Double

glazed window with roller blind to front and finished with stripped wood effect floor covering and wall mounted radiator.

Bedroom

13'3" x 15'7" - max (4.05 x 4.76 - max)



The first of five double bedrooms. Double glazed window to the front and door opening to the side. Double doors into in-built storage. All finished with wood effect floor covering. Radiator. This was the former kitchen of the property, so could offer the potential of a small annexe with en-suite and kitchenette with its own separate entrance.



Lounge Area

22' x 15'7" - max (6.71m x 4.75m - max)



Landing Hall

Carpeted stair case to the first floor landing, opens out into the main lounge living area from where you can enjoy the fabulous breath taking views over St Austell Bay from double glazed sliding doors with fixed panel to both sides that lead out onto a beautiful spacious balcony area. Further double glazed window to the side and a central focal point of open fire grate with raised polished stone hearth. Two wall mounted radiators. All finished with carpeted flooring and spotlighting.



Open arch leads through to the lounge area and upper hall. To the side attractive and colourful obscure brick glass with opening windows above. Wall mounted radiator and part glazed door into the kitchen, conservatory, dining area and one into bedroom, en-suite to this level.

Bedroom

15'8" x 15'2" - max (4.78 x 4.64 - max)



Having high level over garage storage area with radiators to the side. Double glazed sliding doors out onto its own balcony area from where you can enjoy views across to Polruan and across St Austell Bay towards Blackhead, and is approximately Southerly facing aspect.

En-Suite

7'7" x 5'6" - max (2.32 x 1.69 - max)



Beautifully remodelled this offers a fully tiled wall surround and floor. Low level WC with hidden cistern and hand basin to the side. Obscure double glazed window above and door into shower cubicle.

Kitchen

13'7" x 12'4" (4.16 x 3.76)



The kitchen has been remodelled and offers a modern comprehensive range of wall and base units complimented with square edge work surfaces with matching splashback and further tiling above. Incorporates one and half bowl stainless sink and drainer. Integrated dishwasher, freezer and two further integrated fridges. Induction hob with double oven and extractor above.



Steps To Lower Ground Living



Conservatory/Dining Area

10'4" x 16'3" - max (3.16 x 4.96 - max)



Enjoys the fabulous views across the bay from floor to ceiling double glazed panels with pull back blinds. Double doors to both sides, opening out onto the balconies and finished with a light strip wood effect floor covering. Electric wall mounted heater.



Garage

14'5" x 17'7" (4.41 x 5.37)

Offer both power and light. Electric roller door to the front and obscure double glazed window to the side.

Bedroom

15'6" x 11'11" - max (4.74 x 3.64 - max)



The first of the three double bedrooms on this floor. Large double glazed window with display sill and radiator beneath. Views down over the gardens and out towards Blackhead.

Bedroom

15'7" x 12'0" - max (4.77 x 3.68 - max)



Currently utilised as a second lounge area. Also enjoying some wonderful views from double glazed sliding doors out onto the covered terrace which leads across the bedrooms, ideal for outside covered dining.

Bedroom

10'9" x 9'8" (3.29 x 2.96)

Also enjoying the views over the garden and out to sea beyond from a double glazed window with deep display sill. Finished with a wood effect floor covering. Door into airing cupboard with slatted shelving.



Family Bathroom

7'6" x 10'7" - max (2.31 x 3.24 - max)



Finished with a fully tiled wall surround with decorative border and flooring. Comprising a panelled bath. Glazed doors into shower cubicle with chrome heated towel rail to the side. Hand basin set within a vanity storage unit with cabinet and mirror above and shaver socket to the side. Part obscure double glazed window with roller blind.

Utility

7'7" x 5'8" (2.33 x 1.74)

With stainless steel sink and drainer with mixer tap set into strip wood effect laminated roll top work surface with tiled splashback. Floor and wall cabinets with under unit space and plumbing for white good appliances. There is also the new Worcester oil floor mounted boiler system and double glazed door opening out onto the side pathway.

Outside



This property is set within attractive gardens. To the front a wide brick paved parking area for numerous vehicles with pathways leading down both sides of the property. Raised terrace of lawn with an array of maturing plants, shrubbery and palms.

To the rear a covered paved veranda with steps and pathway all bordered by open lawns to both sides and mature well kept plants and shrubbery. Two well kept Bay Trees. Opening leads down to the lower terrace where there is a further expanse of lawn with planting to the borders. The garden is approximately south facing and enjoys a good degree of privacy.

Council Tax Band - G

Broadband and Mobile Coverage



Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services



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

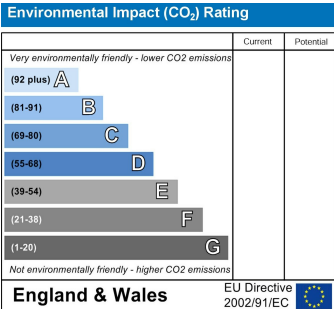
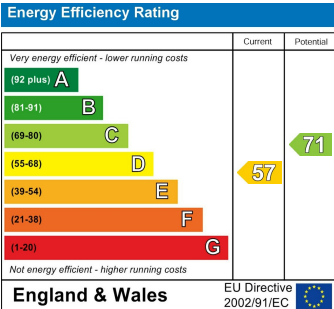
Viewings



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

Agents Notes

Permission is required from Duporth Bay Residents Association for any alterations to the property, structure, exterior paint colour, any extensions. Duporth Bay Management Company annual fee of £170pa.





1ST FLOOR



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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