



MAY WHETTER & GROSE

45 SEA ROAD, CARLYON BAY, PL25 3SG
GUIDE PRICE £975,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

ENJOYING BREATHTAKING VIEWS ACROSS ST AUSTELL BAY AND THE SURROUNDING COASTLINE IS "BAY VIEW", A MODERN, LARGE, SPACIOUS AND VERSATILE FAMILY RESIDENCE WHICH INCORPORATES A DOUBLE BEDROOM ANNEXE. POSITIONED ON ONE OF CORNWALL'S PREMIER CLIFF TOP PRIVATE ROADS WITHIN CARLYON BAY. OFFERS A THOUGHTFUL BUT CONTEMPORARY LAYOUT ALL SET WITHIN LARGE FORMAL GARDENS WITH THE ADDED BENEFIT OF A DETACHED DOUBLE GARAGE TO THE REAR. THE MAIN RESIDENCE HAS TWO DOUBLE BEDROOMS TO THE GROUND FLOOR, ONE INCORPORATING AN EN SUITE PLUS A FURTHER SEPARATE WET ROOM. TO THE FIRST FLOOR TWO DOUBLE BEDROOMS BOTH WITH IMPRESSIVE EN SUITE FACILITIES. THE MASTER BEDROOM INCORPORATES A STAINLESS STEEL AND GLASS BALUSTRADE SURROUND BALCONY ENJOYING THOSE STUNNING VIEWS. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THIS WONDERFUL POSITION, THE VIEWS AND LAYOUT. EPC-C



Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edies restaurant and a 4* hotel with two restaurants, Indian and Chinese restaurants. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath 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 several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, 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 onto the A390. At Holmbush turn right and head up the hill, under the bridge and at the roundabout turn left onto Beach Road. Head along and turn right onto the private Sea Road. As the road flattens out and approximately half way along and the property is situated on the left in this elevated position.

The Accommodation Comprises:



All measurements are approximate.

From the driveway, leads up to a raised paved sun terrace and patio area to a covered front entrance with courtesy lighting and a double glazed panelled door and side panel into:

Open Entrance Hall:

A large and welcoming area incorporating a weaved bedded welcome mat and warm coloured carpeted flooring which continues through into the ground floor living area. A glazed panelled door opening through into a large and spacious open plan feel. Thoughtfully designed, the main living space is to the front where you can enjoy the wonderful coastline and bay views from two large corner positioned double glazed windows and the addition of a set of double glazed sliding doors out onto the front sun terrace.

Lounge:

15'10" x 26'3" x 21'6" incorporating staircase (4.83m x 8.01m x 6.56m incorporating staircase)



(Narrowing to 3.60m within the dining area) A focal point of a log burner set into a recess with tiled back drop and hearth, under stairs storage cupboard with glass panel insert above and handrail to the first floor. Doors into two downstairs bedrooms and wet room.



Kitchen Area:

18'1" x 8'9" x 17'4" (5.53m x 2.68m x 5.30m)



Finished with a patterned tiled flooring and a light painted wall surround with recess ceiling spot lights and having a range of wall and base units with roll top work surface and under unit lighting, incorporating modern stainless steel sink and drainer with mixer tap. Insert four ring hob with stainless steel extractor over and integrated oven beneath. Space and plumbing for further low level white goods appliances of washing machine and dishwasher and enough space for a free standing American fridge freezer if required. Above the sink there is a double glazed window with pull down roller blind and enjoys an outlook over the garden area. To the side giving access out onto the garden via a upvc double glazed panelled door.

**Wet Room:**

5'4" x 5'6" (1.64m x 1.68m)



Comprising of a white suite of low level wc, hand basin and integrated wall mounted shower head system. Wall mounted radiator and a fully tiled wall surround with decorative border plus ceiling mounted extractor and modern lighting unit.

Double Bedroom:

13'4" x 9'5" (4.07m x 2.89m)



Located at the rear, with double doors into wardrobe with hanging rail and an additional door into en suite. Wall mounted radiator beneath a large double glazed window enjoying an outlook up over the formal gardens with pull back vertical blinds.



En Suite:

Low level wc, hand basin and bi-folding shower screen door into cubicle. Finished with a mosaic tiled wall surround with decorative inserts and incorporating electric wall mounted shower system, heated towel rail and finished with a tile effect vinyl floor covering. Above the basin there is a circular two tone mirror with frosted surround with pull cord lighting above and shaver socket to the side. Natural light is provided by an obscured double glazed window.

Bedroom:

7'8" x 9'1" at maximum points (2.34m x 2.79m at maximum points)



Also situated on the ground floor and benefits from glass mirrored fronted built in sliding door wardrobes. The views offer a different aspect of the coastline and the sea from a large double glazed window with pull back vertical blinds, display sill and radiator beneath.

Staircase To 1st Floor Landing**Bedroom:**

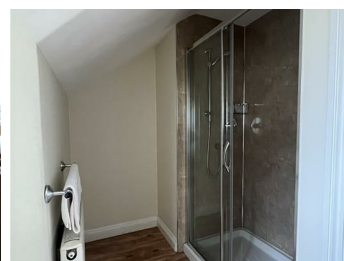
11'7" x 18'4" at maximum into recess (3.54m x 5.59m at maximum into recess)



Beautifully appointed with two double glazed windows, one to the front and high level picture window to the side, both enjoying breathtaking outlooks over the bay. Built in recessed wardrobe and a radiator beneath the front window and a fitted Roman blind. High level tv point and six panelled door into:

**En Suite:**

11'7" x 6'2" (3.54m x 1.89m)



(narrowing to 1.71m at maximum into shower) Comprising of a light wood effect floor covering, complemented with a darkened wood vanity storage unit incorporating basin with mixer tap and marble effect splash back. Double glazed window above with fitted blinds offering low level wc and sliding doors into double sized cubicle with a marble effect wall surround and integrated shower system. Recessed spot lighting and extractor plus radiator. To the side of the sink there is a bevelled edged glazed mirror with pull cord lighting.

Principle Bedroom:

17'0" x 13'1" (5.20m x 4.01m)



Beautifully appointed and making the most of the wonderful and breathtaking views from double glazed panelled doors with matching side panels and pull back vertical blinds opening out onto a glass and chrome balustrade surround. You can sit and enjoy this wonderful outlook throughout the whole day and into the evening. Wall mounted radiator and high level tv point. Additional six panelled door into:

Walk In Dressing Room:

Velux window with fitted blind and additional eaves storage and hanging rail. Access through to the loft. Door into:

En Suite Bathroom:

This impressive en-suite comprises of a free standing bath with central mixer taps, wc, his and hers circular basins set onto a darkened wood vanity shelf and storage cabinet, both with mixer taps and lit mirrors above both basins and shaver socket to the side. Wall mounted radiator and high level velux window with fitted blind. Sliding doors into double sized walk in shower with rain effect shower head and separate attachment. Polished marble effect wall surround continues at half level behind the facilities.



From this main entrance area there is a further panelled wood door into:

Annex:

An obscured part glazed panelled door opening to the side with matching window and fitted blind. give access to the annexes private garden patio area, the property can also be accessed from the main house.

Access through to the loft and doors into the main house incorporating modern kitchen area, and large double glazed panelled door with matching side panels making the most of the breathtaking views out across the bay and coastline with pull back vertical blinds also giving access out onto a raised sun terrace with a chrome and glass balustrade surround and gateway out onto the main driveway.



Behind the main living area:



Bathroom:

6'6" x 10'5" (2.00m x 3.18m)



A fabulous, refitted modern bathroom suite. Finished with a fully tiled wall surround with decorative border and insert. Complemented with a slate coloured tiled flooring with the main suite having a low level wc and bidet, hand basin set into a light wood fronted range of vanity storage and display shelf to the side. Above the basin there is a large glass fronted double vanity cabinet with lighting and shaver socket to the side. Panelled bath and separate double sized shower cubicle with integrated wall mounted system. Natural light by an obscured double glazed window with fitted roller blind above and ceiling mounted extractor plus additional recessed lighting. Warmth is provided by a wall mounted radiator. Door into:

Bedroom:

13'8" x 10'8" (4.19m x 3.26m)



Located at the rear and giving access out onto the private patio area from a set of double glazed panelled doors.



Outside:



To the front the property is set back in its elevated position with driveway offering ample parking for numerous vehicles. The drive way sweeps around and up the side to the rear where you will find the double garage. The main gardens to the front are laid to lawn and raised planted bed with slate stone wall surround.

The rear garden is mainly laid to lawn and offers a blank canvas for a keen horticulturist offering a good degree of privacy and sunlight throughout the whole day.

Detached Garage:

With electric roller door and outside courtesy lighting. Ample parking for additional vehicles if required. Double doors opening to the garage, offering both power and light and eaves storage.

To the side there is a paved patio which also enjoys the sun throughout the day and into the evening, ideal for Al Fresco dining and entertaining.

Council Tax Band - Deleted

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

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		78	83
EU Directive 2002/91/EC			

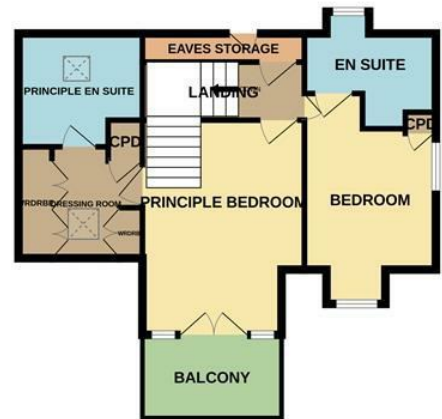
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	79
EU Directive 2002/91/EC			



GROUND FLOOR
1484 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



45 SEA ROAD, CARLYON BAY

TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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