



MAY WHETTER & GROSE

**11 BEACH ROAD, CARLYON BAY, PL25 3PQ
OFFERS OVER £475,000**



LOCATED WITHIN THE MUCH SOUGHT AFTER COASTAL REGION OF CARLYON BAY A SHORT DISTANCE FROM THE BEACH, COASTAL FOOTPATHS, WOODLAND WALK DOWN TO THE HISTORIC PORT OF CHARLESTOWN WHERE YOU CAN RELAX IN NUMEROUS COFFEE LOUNGES, RESTAURANTS AND BARS. BOTH PRIMARY AND SECONDARY SCHOOLING. A THREE/FOUR BEDROOM DETACHED FAMILY RESIDENCE WHICH HAS BEEN UPDATED AND RE-MODELLED BY THE CURRENT OWNERS, SET BACK FROM THE ROAD AND ACCESSED VIA A PRIVATE DRIVE. WITH AMPLE PARKING FOR NUMEROUS VEHICLES AND GOOD SIZE GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT BUT TUCKED AWAY POSITION AND THE CHANGES THE OWNERS HAVE MADE. EPC - E



Location

Situated within less than half a mile of the property is the beach at Carlyon Bay, and closer is an 18 hole golf course situated on a cliff top. Carlyon Bay offers a range of amenities and a 4* hotel with two restaurants. The property is situated within the catchment area of Charlestown Primary School and Penrice Secondary School. The recently regenerated town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. 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 Carlyon Bay past Charlestown primary school on your left hand side heading towards the beach and the property will be situated on your left hand side just before the turning to Chatsworth Way. A board will be erected for convenience.

Accommodation

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



The driveway leads down to the property, where there is a paved covered pathway with outside courtesy lighting. A composite part glazed door into entrance hall with embedded weaved welcome mat and solid wood flooring which continues into the open plan living area.

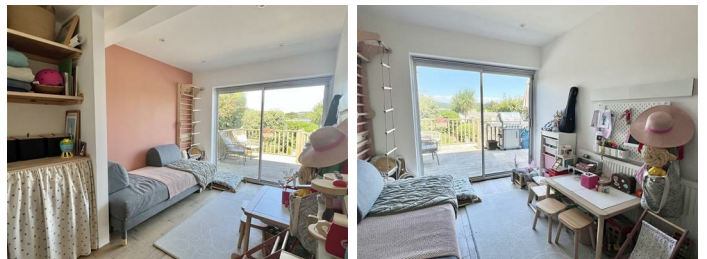
The feeling of space and light can be seen immediately with the carpeted turning staircase with window to the first floor and opens through to the large open plan living space. Doors to cloakroom WC and one down into utility office area which could also be utilised as a bedroom if needed.

Cloakroom WC

Three sets of wood doors open into recessed storage with door through to the cloakroom itself, comprising low level WC with hidden cistern and solid wood sill over and obscured glazed window above. Floating hand basin and finished with an attractive tiled flooring.

Utility/Office

8'5" x 13'3" (2.57 x 4.06)



With the wood flooring continuing through there is under unit space for white good appliances with shelving above. Natural wood workstation with raised display shelving above, double glazed sliding doors out onto decking and rear garden area. Wall mounted radiator and recessed spotlighting.

Open Living Area



Open living area consists of kitchen comprising a range of light wood fronted wall and base units complimented with solid wood worksurface over incorporating Belfast sink with mixer tap, there is also insert space for a six ring gas burner with ceiling extractor above together with recessed lighting. Integrated Bosch dishwasher and inset space and display surround with larder store for American style Fridge Freezer.

Main Living Area

22'0" x 12'4" (6.72 x 3.78)



Feeling of space is enhanced by a great deal of natural light from large double glazed sliding patio doors to the front and rear and within the kitchen, further large double glazed window. Central focal point of a freestanding log burner set onto a slate hearth with attractive wall mounted log store to the side. There is also a wall mounted radiator. The kitchen worksurface also sweeps around to incorporate a breakfast bar. Recessed spotlighting throughout.



Hard wearing carpeted flooring turns to the half landing where there is a double glazed window to the front enjoying an outlook up over the garden area and turns to the first floor landing with access through to the loft, doors to all bedrooms and original bedroom door opens now into a storage cupboard. There is also a good size understairs storage with shelving.

Principal Bedroom

11'3" x 9'11" (3.43 x 3.03)



Large double glazed window to front with radiator beneath hidden behind an attractive cover, enjoying an outlook up over the garden. Sliding wood door opens through into en-suite.

En-Suite

6'5" x 6'2" maximum (1.98 x 1.90 maximum)



Comprising a low level WC with hidden cistern, floating hand basin with tiled splashback and sliding doors into large walk in shower cubicle with a tiled surround. Also finished with tiled flooring and recessed spotlights.

Walk in Wardrobe Area

7'4" x 11'4" maximum (2.25 x 3.47 maximum)



A wide open arch through into walk in wardrobe formerly a bedroom and can be easily reinstated with the door from the landing which is now the cupboard. This offers a lovely area with recessed lighting, double glazed window to the rear enjoying some far reaching countryside views with radiator beneath hidden behind an attractive cover. Open shelved and hanging rail storage to both sides.

Family Shower Room

8'0" x 4'5" (2.46 x 1.37)



Comprising low level WC and floating hand basin with attractive tiled splashback. Chrome heated towel rail beneath frosted double glazed window and sliding door into double size shower cubicle with fully tiled wall surround and recessed spotlighting. Marble effect tiled flooring.

Bedroom

7'4" x 12'6" maximum (2.26 x 3.82 maximum)



Double glazed window also enjoying some wonderful far reaching views with radiator beneath hidden behind an attractive cover. Door into storage cupboard. Finished with recessed spotlighting.

Bedroom

11'1" x 12'5" (3.40 x 3.80)



Large double glazed window to the front together with radiator hidden behind radiator cover.

Outside



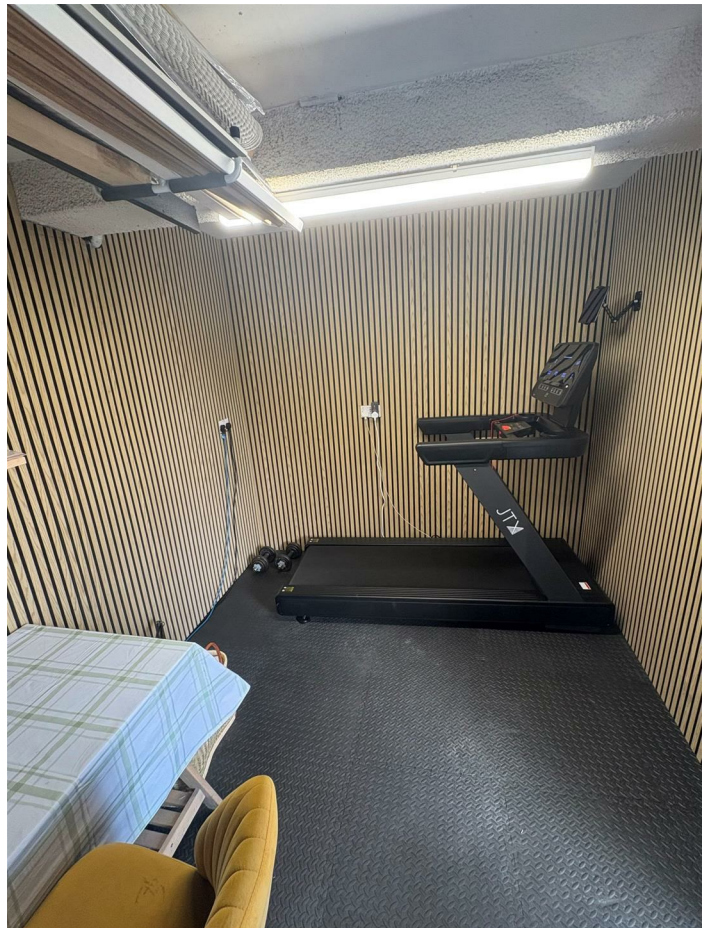
The property is discreetly hidden with long driveway, mature planted hedgerows and area of open lawn to the front. Below is further additional parking for approximately three vehicles with parking for boat, motorhome or a number of cars. Deep planted borders and shrubbery. The driveway continues to the front where there is an up and over door and wrought iron gates to both sides of the property together with slate stone paved front patio sun terrace.



From the covered entrance pathway there is a part wood glazed door into the garage.

Garage

8'4" x 16'3" maximum (2.55 x 4.96 maximum)



Up and over door, power and light. Part of the garage having decorative wood panelling surround and currently used as a fitness area.



From the utility/office area or from the main living area sliding doors to both sides open out onto a generous size raised deck area with surround and steps down onto an expanse of open lawn with central pathway into storage shed and further raised planted border. Gardens enclosed by mature shrubbery and fencing offering a good degree of privacy.

Agents Notes:

The property has a Ring video doorbell.

Council Tax Band - E

Broadband and Mobile Coverage

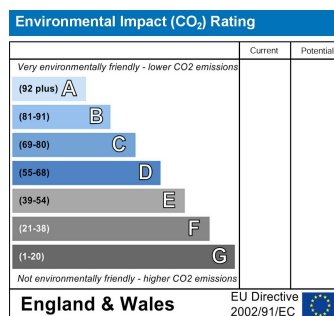
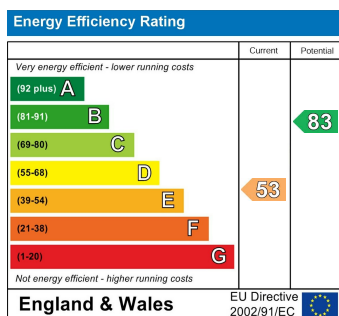
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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





Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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