

MAY WHETTER & GROSE

34 HADDON WAY, CARLYON BAY, PL25 3QG
GUIDE PRICE £799,500



LOCATED ON ONE OF CARLYON BAY'S MOST SOUGHT AFTER ROADS IS THIS IMPRESSIVE AND VERSITILE FAMILY RESIDENCE. IMPECCABLY PRESENTED THROUGHOUT AND FINISHED TO AN INCREDIBLY HIGH STANDARD. OFFERING FOUR LARGE BEDROOMS, THREE OF WHICH ARE EN SUITE, FORMAL LOUNGE, FAMILY BATHROOM AND SPACIOUS OPEN PLAN FAMILY LIVING AREA TO THE REAR. THE PROPERTY BENEFITS FROM A STUDY/OFFICE WHICH COULD BE USED AS A FIFTH BEDROOM IF REQUIRED. A BEAUTIFULLY LANDSCAPED, SUNNY ASPECT REAR GARDEN OFFERING A GOOD DEGREE OF PRIVACY, FROM WHERE YOU CAN ENJOY COUNTRYSIDE VIEWS AND SEA GLIMPSES. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE IT'S HIGH STANDARD OF FINISH THROUGHOUT AND IT'S POSITION, A SHORT DISTANCE FROM CARLYON BAY BEACH, THE COASTAL FOOTPATH AND SCHOOLS CLOSE BY. EPC - C



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Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edie's restaurant and a 4* hotel with two restaurants, spa & golf club, 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 town head out on the A390 to Holmbush, past Tesco on the left to the traffic lights. Turn right and head up the road, under the viaduct. Turn left towards Carlyon Bay and along over the speed calming humps, past the cemetery on the right and Charlestown Primary School on the left. Continue past Sea Road on the right and take the right into Chatsworth Way. Take the next left into Haddon Way, follow the road along and the property will appear on the right hand side.

THE ACCOMMODATION:

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

To the front is brick paved driveway and lawn, with parking for numerous vehicles. Steps to front door with frosted glazed side panels and outside courtesy lighting.

ENTRANCE HALL:



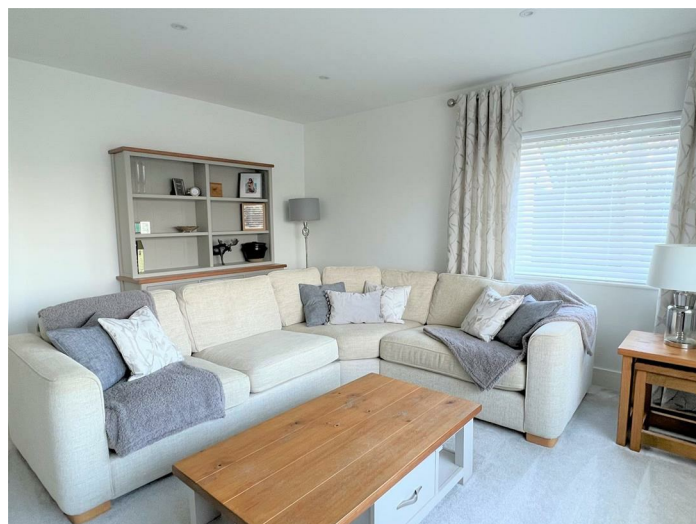
An impressive entrance hallway which leads through from front to back. Wall mounted radiator and recess spot lights. Solid oak wood doors with brushed chrome handles to all downstairs accommodation. The hallway widens to the rear incorporating the staircase with glass inserts and glass display beneath to the family living area. Within the entrance hall there is also door into storage cupboard housing the under floor heating system. Door into:

FORMAL LOUNGE:

14'7" x 14'4" (4.47m x 4.38m)

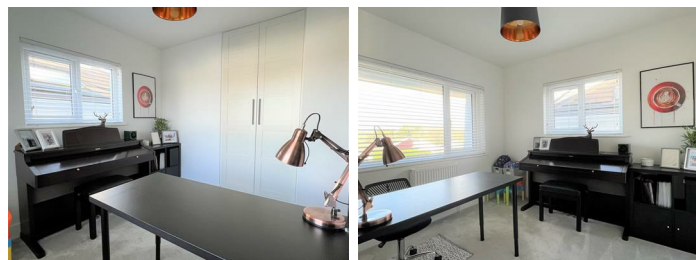


Located to the front offering a great deal of natural light from two double glazed windows, both with fitted blinds and enjoying far reaching countryside views up towards Trethurgy. Beautifully appointed with a warm coloured carpeted flooring and recess spotlighting. An ample array of double wall mounted sockets.



OFFICE/ADDITIONAL BEDROOM:

9'8" x 9'10" (2.95m x 3.02m)



Can be used as a bedroom if required. Also enjoying a similar outlook across the countryside from two double glazed windows, both with fitted blinds, one with radiator beneath. Double wood doors into storage.

CLOAK CUPBOARD:

With hanging rail and shelving.

DOWNSTAIRS BEDROOM:

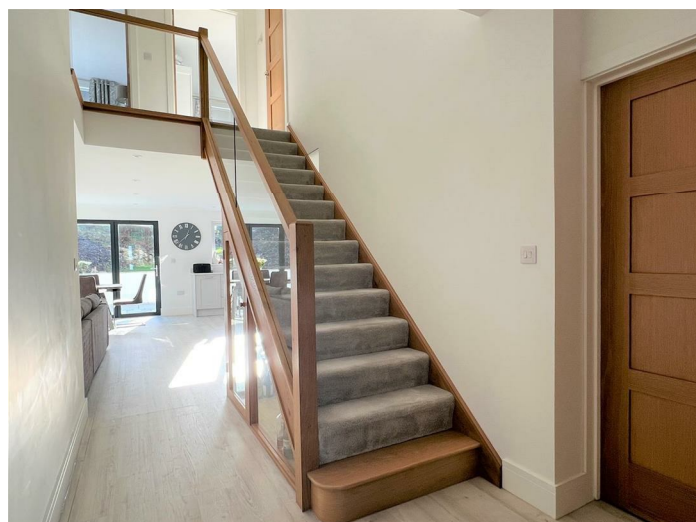
11'10" x 12'5" (3.62m x 3.79m)



Benefiting from floor to ceiling built in wardrobe storage with double glazed window with fitted blind to the side with radiator beneath.

FAMILY BATHROOM:

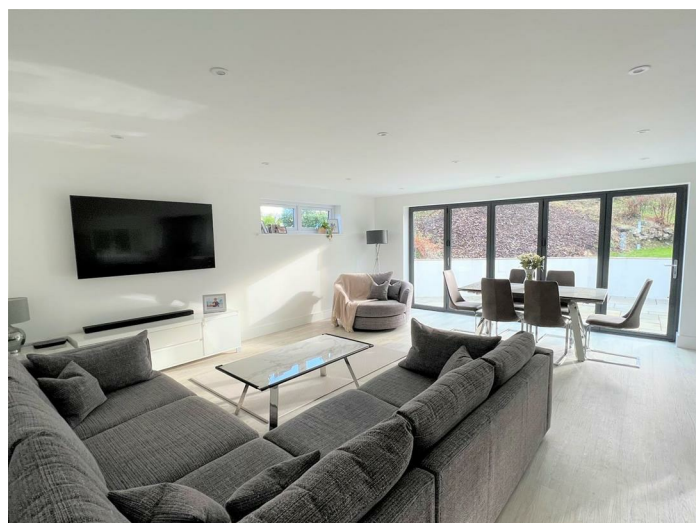
Bright white LED lighting and ceiling mounted extractor. Comprising white suite of low level WC, hand basin with large circular mirror above. Tiled splash back. Panelled bath with square edged shower screen and shower head attachment. Two tone textured tiled surround. Heated ladder towel rail. The flooring from the hallway continues through.



Staircase with carpeted flooring with solid oak hand rail and glass inserts with attractive display cabinet beneath. Wide arch through to family living area to the rear.

LIVING AREA:

19'5" x 29'11" (5.94m x 9.12m)



This impressive room enjoys a great deal of natural light and warmth from it's South facing aspect. Bifold doors giving access to rear. Three double glazed windows, two to the side and one to the rear, enjoying an outlook over the garden. Further lighting is provided by recessed spotlights. Door through to utility and into integral garage.



UTILITY:

10'0" x 5'5" (3.07m x 1.67m)



KITCHEN AREA:



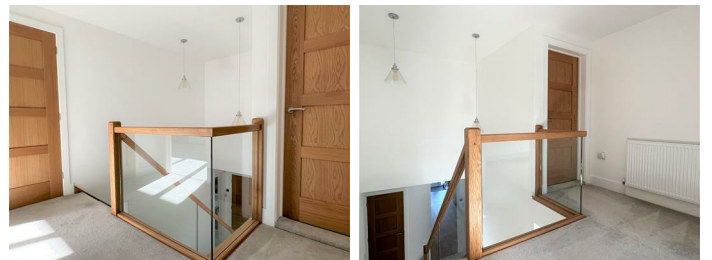
The flooring continues through. Strip wood effect laminated work surface incorporating large stainless steel sink and drainer with mixer tap. Under unit storage and space and plumbing for white good appliances plus space for further free standing fridge freezer if needed. An ample array of double wall mounted sockets. Wall mounted radiator. Integral door to the garage. Recess spot lighting and extractor.

GARAGE:

9'6" x 23'6" (2.90m x 7.18m)

Two double glazed windows to the side and double glazed panelled door to the rear. Eaves storage plus electric five piece up and over door.

Beautifully designed and thoughtfully laid out offering a comprehensive range of two tone wall and base units. Quartz work surfaces incorporating a Belfast sink with mixer tap. Integrated dishwasher and five ring gas burner with hot plate and double size extractor with matching quartz splash back. Recess for American style fridge freezer with plumbing. Deep pan drawers within the island and also a recycling bin system. The overhang of the work surface creates the breakfast bar.



Staircase to the first floor landing. Pelmet lighting plus further recess spot lights. Oak doors with brushed chrome handles to all three upstairs bedrooms. Storage with radiator and slatted shelving and automated lighting system. On the landing there is also wall mounted radiator.

BEDROOM:

12'8" x 15'3" (3.88m x 4.66m)



Large double glazed window with fitted roller blind and radiator beneath enjoying an outlook over the garden.

EN SUITE:

6'11" x 8'9" at maximum (2.13m x 2.68m at maximum)

Comprising low level WC, hand basin and double sized walk in shower, with glass panel screen, rain effect shower head and separate attachment. Textured tiled surround. Heated ladder towel rail. Tile effect floor covering. High level Velux window plus recess spot lights and extractor.

PRINCIPLE BEDROOM:

12'7" x 15'5" at maximum (3.86m x 4.70m at maximum)



Also located to the rear and enjoying a similar outlook from a large double glazed window with radiator beneath and fitted roller blind above.

EN SUITE:

9'3" x 6'11" (2.82m x 2.13m)



Similarly finished with a low level WC hand basin with circular mirror above. Walk in double sized shower cubicle with integrated system. Two tone tiled wall. Ceiling mounted extractor and spot lighting. Heated towel rail and high level Velux window.

BEDROOM:

14'9" x 14'11" at maximum points (4.52m x 4.57m at maximum points)



Large Velux window to the front enjoying commanding far reaching views across St Austell town and out towards St Blazey, with radiator beneath. Further high level window to the side also with views towards Minions and Dartmoor, with fitted roller blind, also from here there are sea glimpses. This room also benefits from a further oak door into eaves storage. Please note due to the design of this room, you could also incorporate a walk in wardrobe if required and still have room for storage. In here offers both power and light and you will also find the boiler system.

EN SUITE:
8'8" x 5'6" (2.65m x 1.68m)



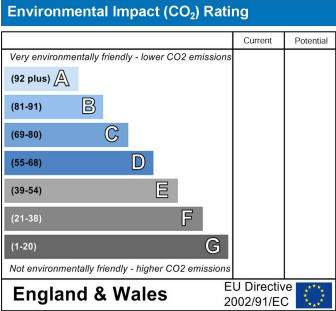
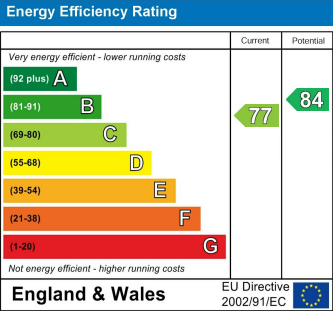
Similarly finished to the other en suites.

OUTSIDE:



The property is approached on Haddon Way, set back from the road in its slightly elevated position, with brick paving to the front. Access to both sides leads around to the spacious rear garden., which can also be accessed from the rear of the garage and from the main family living area. From here it opens out on to a beautifully appointed flagstone paved sun terrace with steps up on to an expanse of open lawn, natural hedging to both sides and continues to the rear where there is a hard standing base and storage shed. Further hand rail and steps lead up through the garden to a raised area from where you can take in the far reaching views and also glimpses down towards to coastline at Polkerris. The garden itself faces approximately South thus enjoying a great deal of sun throughout the day and into the evening whilst offering a good degree of privacy. Outside power sockets and tap.

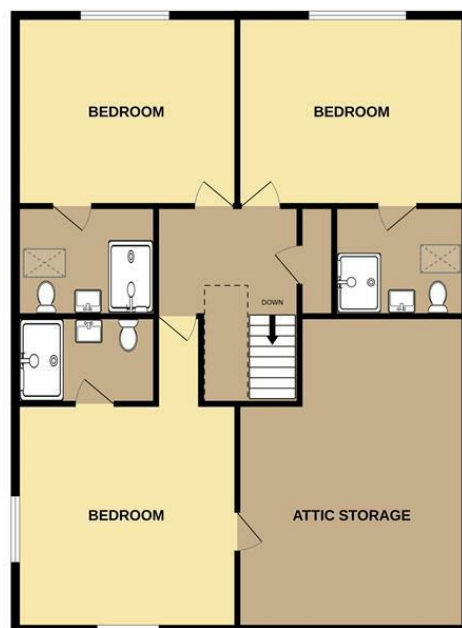
COUNCIL TAX: BAND D



GROUND FLOOR



1ST FLOOR



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