

# MAY WHETTER & GROSE

**79 SEA ROAD, CARLYON BAY, PL25 3SQ**  
**GUIDE PRICE £1,350,000**



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

ENJOYING BREATH TAKING VIEWS OVER ST AUSTELL BAY AND LOCATED ON ARGUABLY ONE OF CORNWALL'S MOST SOUGHT AFTER PRIVATE ROADS, ALL WITHIN A SHORT DISTANCE OF THE COASTAL FOOTPATH, BEACHES AND GOLF COURSE. THIS EXTENDED FAMILY RESIDENCE IS SET WITHIN LEVEL LANDSCAPED GARDENS AND AVAILABLE FOR THE FIRST TIME IN APPROXIMATELY 21 YEARS. OFFERING GREAT SCOPE AND POTENTIAL AND CURRENTLY OFFERS INTERNAL LIVING SPACE OF SUN LOUNGE, FORMAL LOUNGE AND DINING ROOM. KITCHEN PLUS UTILITY AND OFFICE. DOWNSTAIRS WC, DOUBLE BEDROOM WITH EN SUITE AND THREE FURTHER BEDROOMS (ONE WITH EN SUITE) AND FAMILY BATHROOM TO THE FIRST FLOOR AND BOASTING A WONDERFUL BALCONY OUTLOOK. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE IT'S COMMANDING POSITION AND POTENTIAL. EPC - D





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, plus AJ's wine bar.

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 Poldark, 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:



This private, Sea Road, property can be accessed from either end of Sea Road, one way being past Charlestown School on your left hand side, taking the next right turn onto Sea Road. Follow the road along where the coastline can be seen on the right hand

side. Past the Porth Avallen Hotel on your left and down towards the Carlyon Bay Hotel. Towards the end of the road, as the road starts to level out, the property will be set back on the left hand side.

#### The Accommodation:



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

From the front entrance there is a brick paved driveway with parking for numerous vehicles, which leads to a generous sized detached garage. Pedestrian gated pathway to the front door. The property can also be accessed from the driveway, to the sun lounge if required.

Obscured double glazed front door with covered entrance to obscure double glazed Upvc door into:

#### Entrance Vestibule:



Double wood doors into storage. Further internal part glazed door into inner hallway.

#### Hallway:

A wide welcoming hallway with carpeted staircase turning to the first floor. Six panelled doors into the formal lounge, downstairs bedroom en suite and through to the kitchen.

**Bedroom:**

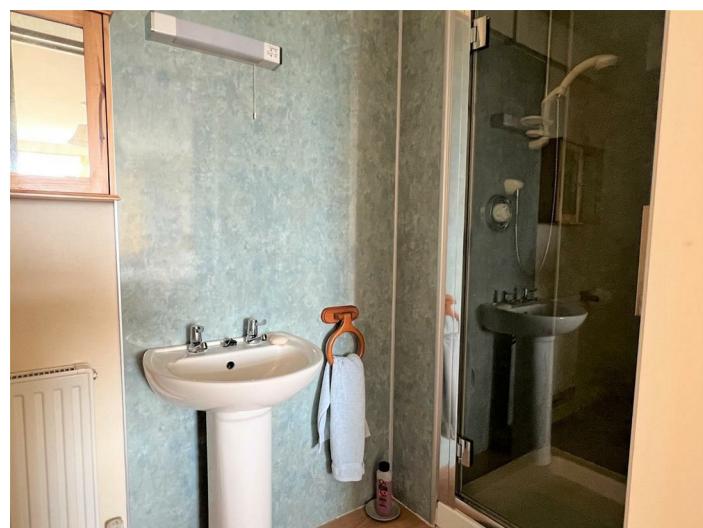
9'7" x 14'11" (2.94m x 4.55m)



Double glazed window with radiator beneath enjoying the views out to sea. Storage cupboard. Door into en suite.

**En Suite:**

3'6" x 9'9" at max in to shower (1.07m x 2.98m at max in to shower)



Comprising low level WC, hand basin and door into shower cubicle. Finished with attractive polished sheet surround. Integrated shower system. Wall mounted extractor. Radiator.

**Formal Lounge:**

16'8" x 11'8" (5.09m x 3.57m)



Double glazed window to the side with radiator beneath. Two arched openings which lead to the sun lounge.



**Sun Lounge:**  
9'0" x 15'8" (2.76m x 4.78m)



From where you can sit and enjoy the fabulous views, from two large windows. Additional double glazed windows to the side and entry door.



Beyond the formal lounge, wide opening arch which could incorporate double doors if required, through to the dining area.

**Dining Area:**  
9'8" x 11'8" (2.97m x 3.58m)



Two double glazed windows, one to the side and one to the rear, the rear having radiator beneath.



**Kitchen:**  
11'6" x 9'8" (3.51m x 2.95m)



The kitchen can also be accessed from the main entrance hall. Double glazed window and enjoying an outlook over the garden. Under stairs storage cupboard with radiator beside. Part glazed panelled door into:



**Utility:**  
9'9" x 10'1" (2.99m x 3.08m)



Double glazed window to the side plus further storage facilities. Wall mounted radiator and part wood glazed panelled door through to the rear entrance, where there are doors to the cloakroom/WC and office.

**Office:**  
10'3" x 9'8" (3.14m x 2.95m)  
Radiator to the side of the double glazed window.

**Cloakroom/WC:**  
Comprising low level WC and hand basin with part tiled splash back. High level obscured double glazed window with deep display sill. Extractor to the side.

Part frosted double glazed door opens out on to the rear garden.

Staircase turns to the first floor landing where there is access through to the loft. Air re-circulation system. High level double glazed window. Doors to all three upstairs bedrooms and family bathroom.

**Bathroom:**  
6'6" x 6'9" (1.99m x 2.08m)



Comprising Champagne coloured suite of low level

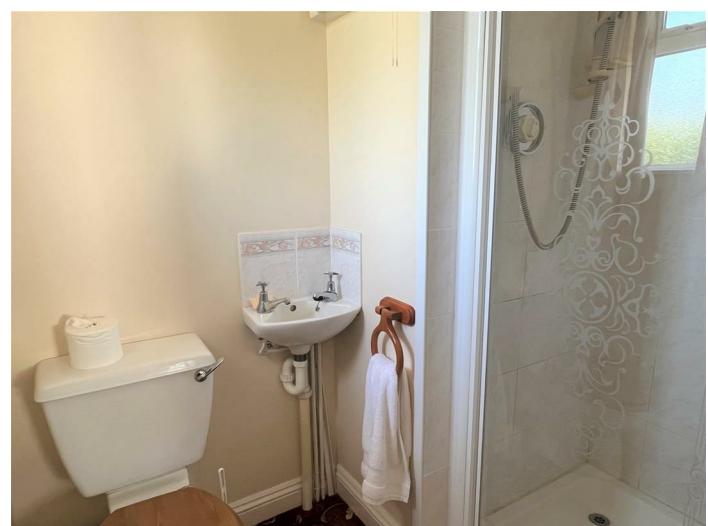
WC, circular hand basin and panelled bath with shower attachment over. Finished with a part tiled wall surround with decorative border. Two obscured double glazed windows. Wall mounted radiator.

**Bedroom:**  
11'9" x 9'8" (3.60m x 2.96m)



Situated to the rear. Two high level double glazed windows, one to the rear and one to the side. The side window enjoys over St Austell Bay, Black Head Point and beyond. Radiator. This room also benefits from en suite.

**En Suite:**  
4'3" x 6'3" at max into shower (1.32m x 1.92m at max into shower)



Comprising low level WC, hand basin with tiled splash back and door into tiled shower cubicle. Integrated system. Obscure double glazed window to rear with radiator below. Wall mounted extractor.

**Principal Bedroom:**

15'9" x 11'8" (4.82m x 3.57m)



Enjoying the fabulous and breathtaking views over St Austell Bay from the double glazed window to the front. Radiator. Door opening out on to the balcony. The balcony offers attractive wrought iron balustrade surround and enjoys all day sun.

**Bedroom:**

7'8" x 7'8" (2.36m x 2.34m)



Also enjoying those fabulous views from a double glaze window with radiator beneath. Recessed wardrobe storage.

**Outside:**

Beautifully landscaped garden mainly laid to lawn with planted borders and shrubbery. Brick paved driveway with parking for numerous vehicles, leads to the garage.

**Detached Garage:**



The rear garden offers an expanse of open lawn with planted borders and fence panelling. Potting shed/storage.

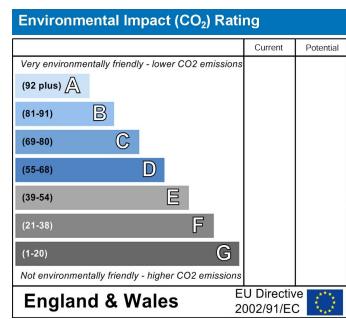
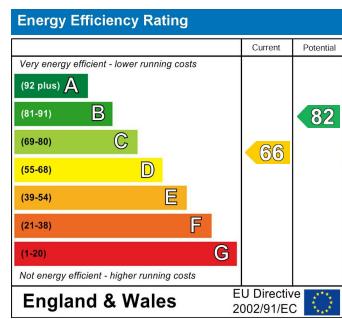
#### Agents Notes:



Sea Road is a private road and has a Management Company and has a small annual charger per annum.



The property remains one of the original homes yet to be developed.



**Ground Floor**



**First Floor**



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