MAY WHETTER & GROSE

# 15 CHATSWORTH WAY, CARLYON BAY, PL25 3SL
# GUIDE PRICE £450,000

LOCATED IN ONE OF CARLYON BAYS MOST SOUGHT AFTER ROADS A SHORT DISTANCE FROM THE COASTAL FOOTPATH, BEACHES, GOLF COURSES AND SCHOOLS IS THIS IMPRESSIVE TWO DOUBLE BEDROOM, EN-SUITE FAMILY RESIDENCE. THE PROPERTY HAS BEEN BEAUTIFULLY RENOVATED OVER RECENT YEARS, SET WITHIN STUNNING LANDSCAPED AND PRIVATE GARDENS. CURRENTLY OFFERING OPEN PLAN STYLE LIVING WITH SUN LOUNGE TO THE FRONT. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE HIGH STANDARD OF FINISH THROUGHOUT AND ITS BEAUTIFUL POSITION. EPC - D
*SEE AGENTS NOTES*

**Location**
Situated in the sought after coastal location of Carlyon Bay a short walk to the Southwest coastal footpath and the beach which is dog friendly all year round.

The long stretch of beach offers cafes, food kiosks, bar, pop ups and some water sports, with a cliff top championship golf course and a 4* hotel with two restaurants also within easy reach.

A short walk from this property also leads to the renowned Edie's restaurant, plus Chinese and Indian restaurants, AJ's coffee shop and wine bar along with a hairdressers and physiotherapists

The picturesque historic harbour port of Charlestown is nearby and has guest houses, with excellent restaurants, and a selection of public houses.

**Directions**
From St Austell head out onto the A390, at Holmbush turn right at the traffic lights up towards Carlyon Bay, under the railway bridge turn left and come into Carlyon Bay. Past Charlestown Primary School on your left, taking the second right hand turning up and into Chatsworth Way. Follow the road along for approximately 400/500 yards, past the turning on the left for Haddon Way and the property will appear on the left hand side. 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.

Set behind beautifully landscaped gardens and access via a granite stone chipped pathway with beautiful planting, leads to a double glazed door with integrated blinds opening through into the wonderful sun lounge.

**Sun Lounge**
16'8"x 7'6" (5.1x 2.3)
From here enjoys an outlook over the front garden and enjoys the afternoon and evening sun from a bank of double glazed windows and glass roof all with fitted blinds. Finished with carpeted flooring. Steps up to door which leads through to inner hall.

**Inner Hall**

Finished with a coloured strip wood effect covering which continues through into the main open living area.

**Open Living Area**
14'6" x 20'0" - max (4.42 x 6.10 - max )
Door leading into this wonderful living area, straight into the kitchen where there is a large one and half bowl sink and drainer with mixer tap with cabinet storage beneath and raised breakfast bar to the side above and opening looking down into the sun lounge. The kitchen also offers in-built fridge/freezer, Siemens Oven and Microwave with four ring hob with glass splashback and drawers beneath. Thoughtfully designed and laid out wraps around to incorporate an additional breakfast bar. The main living area also offers a central focal point of a freestanding log burner set onto a glass hearth with further wall mounted radiators to both sides. There is a great deal of natural light to the front and to the rear, also benefits from recessed spotlighting. Two sets of open doors lead out to the beautifully landscaped rear garden, further enhancing the feeling of space and size.

**Cloakroom/WC**
5'7" x 5'4" (1.71 x 1.65)

Comprising low level WC and stainless steel sink with mixer tap with boiler to the side. Further under unit space for white good appliances. Heated towel rail. Obscure double glazed window to the rear with blind. Access to loft. Recessed spotlighting. Ceiling mounted extractor.

**Bedroom**
11'6" x 9'6" (3.51 x 2.92)

Situated to the front of the property. Double glazed window with fitted blind and radiator below. Recessed spotlighting. Door through into en-suite.

**En-Suite**
6'5" x 6'6" - max (1.96 x 2.00 - max)

(please note slight reduced headroom)

Beautifully appointed and finished with a polished marble effect tiled wall surround. Comprising a modern suite of low level WC, hand basin with waterfall mixer tap with radiator to the side. Additional vanity storage cabinet. Door opens into one and half size shower cubicle with rain effect shower head and separate attachment. High level display shelf with mirror backdrop. Finished with ceiling mounted recessed spotlighting and extractor.

**Bedroom**
9'4" x 9'5" (2.87 x 2.89)

Having a wonderful outlook down over the garden from double glazed sliding doors out onto raised terrace. A centre ceiling sun tunnel with blind plus recess spotlighting. Radiator. Door into en-suite.

**En-Suite**
6'10" x 7'0" - max (2.10 x 2.14 - max )

Another beautifully appointed en-suite with a polished coloured marble tiled wall surround with recessed display sills. Offers a low level WC with hidden cistern, mirror fronted display cabinet and shelving, floating oval hand basin with waterfall mixer tap and vanity storage unit beneath with lit mirror above. Free standing bath with waterfall taps and shower head attachment. Wall mounted radiator. Obscure double glazed window to the rear.

## Outside

Not only is this property beautifully appointed internally, outside offers an abundance of plants and shrubbery, numerous seating areas to sit and enjoy the surroundings and sunshine in a good degree of privacy.

There is ample driveway parking for vehicles with a garage storeroom with has power and light. To the rear from the main living area there are steps down onto a paved patio and seating area, ideal for outside dining and entertaining. Covered potting shed to the side, and outside sink and water supply.

Pathways meanders down through the garden areas with an array of maturing planting.

**Council Tax Band - D**

**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**
We have been advised by the vendor there is spray foam in the loft. If you are requiring a mortgage please do check with your lender.

# GROUND 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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