



MAY WHETTER & GROSE

SOUTHLEIGH PORTHPEAN BEACH ROAD, PORTHPEAN, PL26 6AU
GUIDE PRICE £2,000,000



** CHAIN FREE **

ENJOYING BREATH TAKING AND COMMANDING VIEWS ACROSS ST AUSTELL BAY AND SET WITHIN IMPECCABLY PRESENTED MANICURED PRIVATE GARDENS WITH ELECTRIC GATED ACCESS, IS "SOUTHLEIGH". AN INDIVIDUALLY ARCHITECTURALLY DESIGNED, THOUGHTFULLY LAID OUT, VERSATILE FAMILY RESIDENCE, ARGUABLY LOCATED IN ONE OF CORNWALL'S MOST SOUGHT AFTER COASTAL LOCATIONS, WITHIN WALKING DISTANCE OF PORTHPEAN AND DUPORTH BEACHES, THE COASTAL FOOTPATH AND LOCAL SCHOOLING AND ST AUSTELL'S THREE GOLF COURSES. THE PROPERTY OFFERS SPACIOUS INTERNAL LIVING AND FINISHED TO AN EXCEPTIONALLY HIGH LEVEL. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE VIEWS SIZE AND STANDARD OF FINISH. SEE AGENTS NOTES EPC - B



Location

Porthpean comprises of a small coastal Hamlet lying approximately two miles south of St Austell Town centre and within easy access to the Southwest Coastal Footpath. Porthpean Hamlet itself offers a beach, cafe and an active Sailing Club and just a short distance away is an 18 hole cliff top Golf Course with further courses at Carlyon Bay and Polgooth.

Directions

From St Austell continue out on the A390, onto Cromwell Road. At the top at the traffic lights turn right onto Porthpean Road, follow the road along to the roundabout, carry straight on heading towards Porthpean Beach. Past the turning to St Austell Community Hospital on your right hand side taking the next left signposted Porthpean. Head down the hill for approximately 400 yards and the property will be set back on the left hand side behind mature hedging and a driveway that leads to the electric gated driveway.

The Property

The electric gates open to a spacious granite paved driveway with ambient low level lighting with parking for numerous vehicles which is bordered by beautifully kept landscaped garden areas with raised terrace and lawn to the front of the main residence. The granite paved driveway widens, with further outside courtesy lighting, electric car charging point, detached double garage plus large integral garage. There is a bank of 4Kw solar panels - please see Agents Notes. The granite paving continues behind the property with steps and terrace to further entrance housing a useful chalet and additional parking plus outside shower.

A granite paved terrace leads to a vaulted covered front entrance which also has glass and chrome balustrade to the raised lawn. A coloured composite part glazed door with large glazed side panels open through into entrance hall with hard wearing embedded weaved carpeted flooring, with doors to accommodation on this level and stairs to first floor.

Doors into a cloakroom/WC, large useful storage boot room plus door into integral garage which currently is used as a games room and bar area. It also has floor to ceiling storage set behind sliding doors. Carpeted staircase with handrail leads to the open first floor landing area where there are doors to all accommodation. On this level, offers large double bedrooms to the front, one en-suite both enjoying views over the lawn, plus large family and elegantly appointed high end bathroom. Opposite is a generous sized utility room, plus further bedroom, currently utilised as a TV room. There are double doors opening into large recessed storage. Beyond this part of the residence which could become an annexe if

needed offers two separate entrances to both sides of this impressive home and additional driveway parking plus steps to two further bedrooms and large family bathroom.

Leading from the first floor are steps that open into the mezzanine kitchen/diner which has fabulous breath taking views out over St Austell Bay from the bi-fold doors, which open onto one of the properties balconies, from where you can take in the sunrise. The feeling of space is further enhanced by the high vaulted glass with electric opening Velux's, a fantastic area for dining and entertaining whilst taking in the views.

Above is the beautifully appointed kitchen thoughtfully designed and laid out incorporating a comprehensive range of two tone wall and base units with high end built-in appliances and finished with polished stone worksurfaces.

A door leads through to a useful office area with high level Velux window, an ample array of wall mounted sockets and beyond to cloakroom/WC on this level, with low level WC and circular hand basin.

Two glass half moon part glazed doors open through to the impressive light and spacious main living area from where enjoys the breath taking views out across St Austell Bay, from not only a a large set of bi folds doors, but also via double doors with glazed side panels, that open onto a wonderful balcony. This spacious outdoor living balcony area gives you all day sunshine and through into the evening whilst in a great deal of privacy, ideal for dining and entertaining.

In the main lounge area there is a focal point of a remote controlled gas fire with floating polished stone display sill with high level windows to both sides also enjoying the breath taking views.

The private and stunning well kept lawn area can be accessed from the main residence via one of the bedrooms with covered sun terrace from balcony above, plus the other double bedroom. The terrace continues and sweeps around in front of the principle bedroom and onto another raised seating area from where you can also enjoy the wonderful views whilst in a high degree of privacy.

Gardens and pathway continue around to an additional parking area.

Accommodation

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

Cloakroom/WC

7'4" x 3'10" (2.26 x 1.17)

Cloakroom/Boot Room

3'3" x 3'10" (1.01 x 1.19)

Automatic light

Kitchen Diner

Dining Area

21'2" x 14'0" maximum (6.47 x 4.27 maximum)

Kitchen Area

21'3" x 18'0" maximum (6.49 x 5.50 maximum)

Utility

9'4" x 8'11" maximum (2.86 x 2.72 maximum)

Main Lounge Area

16'0" widening to 16'7" x 34'4" maximum (4.88 widening to 5.06 x 10.47 maximum)

Principal Bedroom

17'3" x 14'7" maximum (5.26 x 4.47 maximum)

En-Suite

4'0" x 8'8" (1.24 x 2.65)

Bedroom

16'7" x 13'9" (5.06 x 4.20)

Bedroom

16'7" x 16'0" (5.06 x 4.88)

Both enjoying outlooks over the lawned terrace and some far reaching sea views, both having access out onto the sun terrace.

Bedroom

11'7" x 14'7" (3.54 x 4.47)

Bedroom/TV Room

8'6" x 12'8" (2.60 x 3.88)

Family Bathroom

11'7" x 7'8" (3.54 x 2.36)

Family Bathroom

7'1" x 10'0" maximum (2.17 x 3.07 maximum)

Office Area

8'7" x 6'5" maximum (2.64 x 1.98 maximum)

Cloakroom/WC

5'5" x 7'1" (1.66 x 2.16)

Integral Garage

14'11" x 18'7" (4.55 x 5.67)

The former integral garage is now a fantastic games room and bar area, which incorporates a sink and drainer set into worksurface with storage beneath. This also benefits from floor to ceiling hidden storage behind panelled doors.

Detached Double Garage

17'5" x 18'0" maximum plus eaves storage (5.33 x 5.51 maximum plus eaves storage)

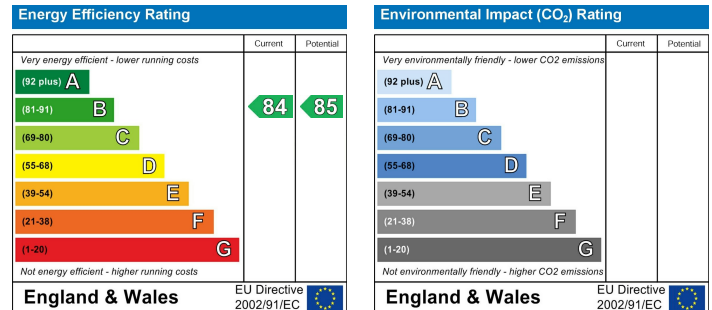
Agents Notes

The property benefits from a high tariff from the Solar

panels and currently generates a tariff of 68.3 p/kWh which stays with the property It also has oil and underfloor heating, plus LPG gas fire.

Due to its unique style and design the property also has two lofts both accessed by fold down ladders.

The property has no onward chain and has been cleared of all furnishing. We have left the photos from previous to give an idea of its size and layout.





Ground Floor



First Floor



Second Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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