



MAY WHETTER & GROSE

**47 CHATSWORTH WAY, CARLYON BAY, PL25 3SN
OFFERS IN EXCESS OF £725,000**



****CHAIN FREE****

ENJOYING SEA AND COASTAL VIEWS AND SITUATED ON ONE OF THE MOST SOUGHT AFTER RESIDENTIAL ROADS WITHIN THE POPULAR COASTAL AREA OF CARLYON BAY. A SHORT WALK TO THE BEACH AND COASTAL FOOTPATH. AN IMPRESSIVE FAMILY RESIDENCE ALL SET WITHIN LARGE LANDSCAPED GARDENS. THOUGHTFULLY DESIGNED AND LAID OUT AND INCORPORATES OPEN PLAN LIVING AREA, FOUR FURTHER DOUBLE BEDROOMS TO THE FIRST FLOOR AND TWO FURTHER RECEPTION/BEDROOMS WHICH CAN ALSO BE UTILISED AS AN ANNEXE IF PREFERRED.. THE PROPERTY OFFERS TWO DRIVE WAYS AND DETACHED CEDAR CLAD GARAGE. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH LEVEL OF FINISH THROUGHOUT, THE SPACIOUS ACCOMMODATION AND ITS FANTASTIC POSITION. PLEASE SEE AGENTS NOTES. EPC -D

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



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 along with 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:

Come into Carlyon Bay past Charlestown Primary School on your left heading past Sea Road on your right and down towards the beach. Taking the second right hand turn up into Chatsworth Way. Follow the road along to the end and the property will appear on the left hand side. A board will be erected for convenience.

The Accommodation:

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



There are two driveways, which lead to the front door. The high standard of finish can be seen immediately with the composite door with frosted glazed panel complemented with Cedar wood surround and outside courtesy lighting.

Hall:



An impressive welcoming hallway with engineered oak flooring through the ground floor level. Modern coloured radiator and solid oak doors with brush chromed handles. Low level LED strip lighting and carpet to the staircase, to the first floor. Under stairs storage. To the right a door opens into useful storage with slatted shelving. Door into cloakroom/WC and another in to utility store.

Cloakroom/WC:

Comprising low level WC, hand basin with mixer tap and tiled splash back and Karndean flooring. Radiator. Spot lighting and ceiling mounted extractor.

Utility/Store:

Shelf and space and plumbing for white good appliances, currently housing tumble dryer and washing machine

Living Area:

12'0" x 19'7" (3.66m x 5.97m)



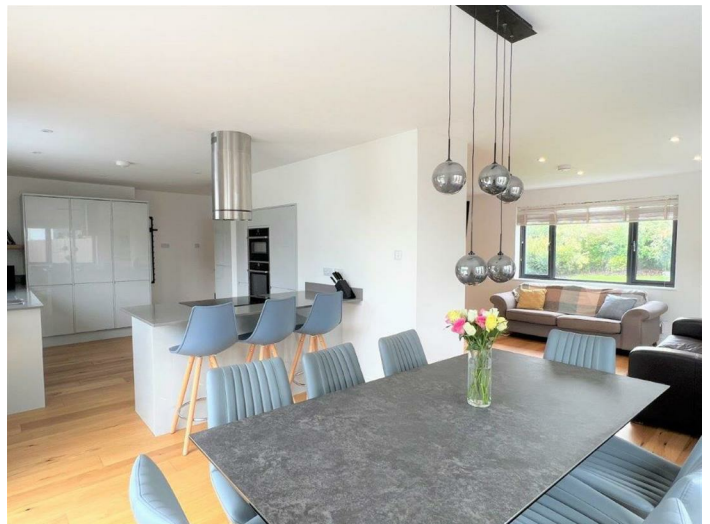
(3.70m x 7.94 at max points over work surface) An impressive open spacious room is enhanced by three double glazed windows, with fitted blinds, within the lounge and sliding doors out onto the fantastic sun terrace/patio area. Within the main lounge a focal

point of insert wall fire, This can be reinstated to a "real fire" as the chimney breast is still intact (subject to checking). An ample array of double wall mounted sockets throughout. Recessed lighting within the lounge area and kitchen. Attractive pelmet lighting within the dining area. Two wall mounted radiators.

Kitchen



The kitchen is thoughtfully designed and laid out in a range of gloss fronted wall and base units. Quartz work surface and matching splash back. Within the work surface, an impressive Neff five ring induction hob with extractor over. Deep pan drawers beneath with soft close technology. Wine cooler to the side. Eye level double oven and microwave with larder stores to both sides. Integrated fridge freezer. Pull out larder stores. Integrated dishwasher. Double glazed window enjoying an outlook over the impressive rear garden area. A door leads into further accommodation which can also be utilised as an annexe if preferred.





WC with hidden cistern. Bath with central mixer taps. Part tiled surround. Sliding doors in to double sized shower cubicle, fully tiled. Rain effect shower head and separate attachment. Recessed spot lighting and ceiling mounted extractor. Frosted double glazed window to the front, with views over St Austell Bay once opened. Finished with Karndean tiled flooring.

Bedroom:

9'0" x 14'0" at max (2.76m x 4.27m at max)



Enjoying views towards Polruan and Gribbin Head from a double glazed window to the side with fitted blind and radiator beneath.



Main Family Bathroom:

10'2" x 6'2" at max (3.10m x 1.89m at max)



A spacious, thoughtfully designed, high end finish suite, comprising floating hand basin with mixer tap, tiled splash back and lit vanity mirror above. Floating



Principle Bedroom:

9'10" x 16'5" (3.02m x 5.02m)

Open arch way through to the bedroom area. Door through to en suite and door into additional storage. Two large Velux windows, with fitted blinds. Double doors out on to Juliette balcony, enjoying an outlook over the garden and some far reaching countryside views. The feeling of space is further enhanced by the high vaulted ceiling. Wall mounted radiator.

En Suite:

8'2" x 5'4" (2.50m x 1.64m)



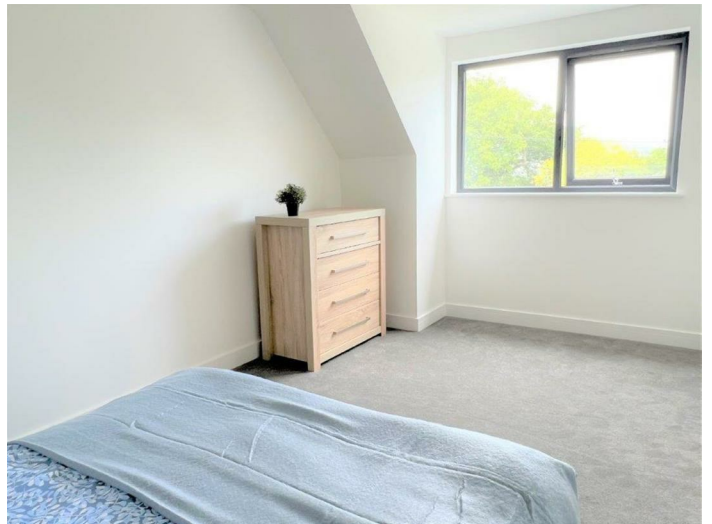
Similarly finished to the main bathroom. Double sized walk in shower with tiled surround. Hand basin set into white gloss vanity storage unit with drawers beneath and lit vanity mirror above. Floating WC with hidden cistern and chrome towel rail. Karndean tiled flooring.

**Bedroom:**

9'5" x 15'8" at max (2.88m x 4.79m at max)



The third bedroom also enjoying wonderful views. Double glazed window. Wall mounted radiator.

**Office/Bedroom:**

9'8" x 13'1" x 8'7" approx (2.97m x 3.99m x 2.62m approx)



Two double glazed windows, both enjoying views over St Austell Bay. Wall mounted radiator.

Inner Hall

Doors to further accommodation which could lend itself to an independent annexe

Dressing Room/Bedroom 5

8'2" x 11'5" (2.49m x 3.48m)



An impressive double bedroom with radiator beneath a large double glazed window with fitted blind. Recessed wardrobe with double doors. Additional door to shower room.

Shower Room:

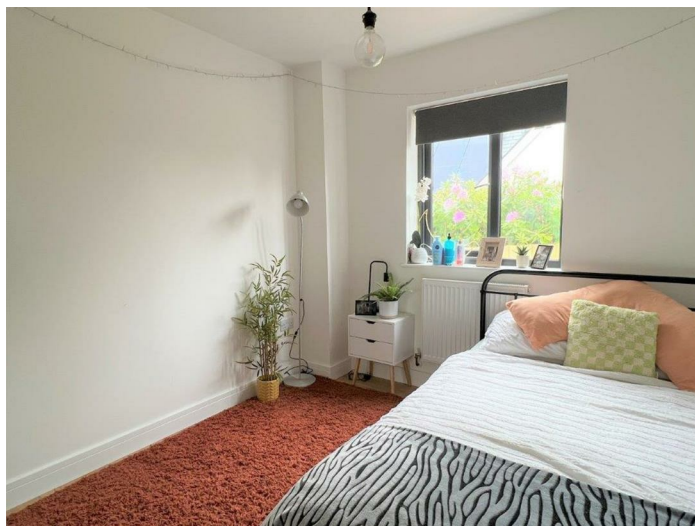
3'10" x 7'7" (1.19m x 2.33m)



Offering low level WC, hand basin, tiled splash back, sliding door into double sized shower cubicle with Karndean tiled surround and rain effect shower head with separate attachment. Finished with tiled flooring, chrome heater ladder towel rail and obscured high level window. Ceiling mounted extractor and spot lighting.

Bedroom 6

8'10" x 9'6" (2.71m x 2.90m)



Located to the side. Double glazed window with fitted blind and radiator beneath.

Snug

16'3" x 9'10" (4.97m x 3.02m)



This fantastic living space is located to the rear with sliding doors out onto the sun terrace, enjoying an outlook over the garden. Further double glazed. Wall mounted radiator and recessed spot lighting. Although it hasn't been fitted, services are available for a kitchenette if needed. Low level lighting and carpeted staircase to the first floor landing where there is a large double glazed window with recess enjoying some far reaching countryside views and an outlook over the garden. Wall mounted radiator. Door into airing cupboard housing the boiler. Doors through to four double bedrooms and family bathroom.



Outside:

To the front there is a double driveway to both sides, landscaped garden area with planted borders. The left hand drive leads to gated access and to the detached garage. The right hand brick paved drive leads to high level latched gate to the sun terrace.

A granite tiled area enjoys a great deal of sun into the afternoon and evening also offering a high degree of privacy Steps lead down to an expanse of open lawn which is enclosed by some planted borders and fence panelling. To the side and from the annexe area there is a glass balustrade surround. Outside courtesy lighting.

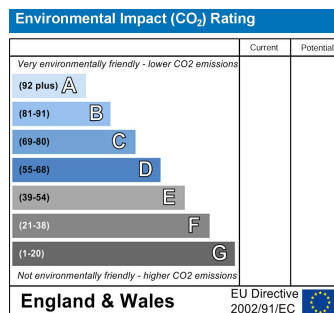
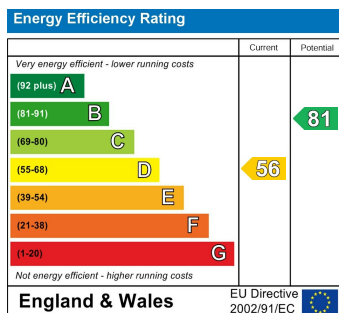
Garage:

Offering both power and light.

Agents Notes:

Prior to the current owners purchasing the property, remedial work was carried out to a capped mineshaft in the back garden. A Mortgage from a mainstream lender is currently granted on the property and insurance underwriters have confirmed no concerns. A full Site Remediation Report is available upon request

Council Tax: Band F





GROUND FLOOR



1ST 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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