



MAY WHETTER & GROSE

**1 BAY VIEW ROAD, DUPORTH, PL26 6BN**  
**GUIDE PRICE £595,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***  
**\*\*CHAIN FREE\*\***

AN IMPRESSIVE EXTENDED FAMILY RESIDENCE LOCATED ON A GENEROUS CORNER PLOT LOCATED IN THE MUCH SOUGHT AFTER DUPORTH AREA. A SHORT WALK TO THE HISTORIC PORT OF CHARLESTOWN AND SET WITHIN WOODLAND SURROUNDINGS, WITH PRIVATE GATED ACCESS TO DUPORTH BEACH BELOW. OFFERS SPACIOUS FAMILY ACCOMMODATION WITH THE ADDED BENEFIT OF GATED DRIVEWAY WITH DETACHED DOUBLE GARAGE AND LANDSCAPED GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE SIZE AND HIGH LEVEL OF FINISH THROUGHOUT. EPC - C



## Location

The property is situated in the popular coastal location of Duporth Bay, with access to a private beach. Situated within easy reach of both primary and secondary schooling. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offers a wide range of shopping educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

## Directions

From St Austell head out on the A390, come up past Asda onto Cromwell Road at the traffic lights turn right onto Porthpean Road. Follow the road along to the roundabout carry straight on taking the next left, head down the hill for approximately 150 yards, turn right into the Duporth development and the property will appear on the right hand side. A board will be erected for ease.

## Accommodation



To the front, a door with outside courtesy lighting opens through into large welcoming hallway finished with a bright white wall surround with recessed lighting, wall mounted radiator and light strip wood flooring which continues through into the main family lounge and dining area.

## Cloakroom/WC

Comprising low level WC, hand basin and part tiled wall surround, the feeling of being spacious is further enhanced by embedded wall mirror. Ceiling mounted extractor. Radiator. Recessed spotlighting. Tiled flooring.

The hallway incorporates the carpeted staircase turning to the first floor with door into under stairs storage.

## Lounge

19'2" x 11'2" (5.85 x 3.41)



Glazed double doors open through into the family lounge offering a great deal of natural light from large double glazed window to the front with low level display sill and radiator beneath with double doors and windows to both sides opening out onto the rear garden at the back. With further light provided by recessed spotlighting.



## Family Room and Dining Area

10'5" x 10'10" (3.18 x 3.32)

With double glazed window to the front with radiator to the side. Recessed spotlighting continues through and into the extended kitchen and dining area to the rear, with space for an American style fridge freezer.

## Kitchen Area

10'4" widening to 15'1" x 16'2" at max points over (3.15 widening to 4.61 x 4.95 at max points over)



A beautifully appointed and elegant two tone kitchen, incorporating a vast array of drawers and cupboard storage. Large island incorporating sink, dishwasher and Miele induction hob. Modern lighting unit above. Space for stand alone Fridge/freezer. Two separate Miele ovens, stacked one on top of the other, the top one is a micro grill oven with the one beneath is a pyrolytic self cleaning oven. Integrated washing machine. Bi-fold doors open out onto the landscaped rear garden making this a fantastic area for dining and entertaining. Also a part obscure glazed door opens out onto the side. Finished with large porcelain tiled flooring and a feature Scandinavian wood effect wall.



From the entrance hallway a carpeted staircase turns to the first floor landing, with wall mounted radiator and recessed spotlights with doors to three bedrooms.

## Bedroom

10'5" x 11'11" (3.18 x 3.64)



Large double glazed window to the front with deep display sill and radiator beneath. Benefitting from glass mirror fronted wardrobes to both sides of the doorway into the en-suite.

## En-Suite

10'4" x 4'10" at maximum points into shower (3.16 x 1.48 at maximum points into shower)



Comprising tiled wall surround with modern suite comprising low level WC, hand basin and bi fold doors into double size shower cubicle with integrated shower system. All finished with recessed spotlighting and radiator with obscure double glazed window to the rear.

### Bedroom

7'5" x 6'11" (2.28 x 2.11)



Double glazed window to the front with fitted roller blind, deep display sill and radiator beneath. Recessed spotlighting. Due to the bedroom position within the property and the other double bedrooms, this could be utilised as a walk in wardrobe if required.

### Bedroom

7'10" x 11'5" widening to 17'2" (2.40 x 3.50 widening to 5.24)



Another spacious double bedroom thoughtfully designed and laid out incorporating a double glazed window to the front with deep display sill with radiator below. Sliding doors into built-in wardrobe storage with further double glazed window looking out over the driveway and side garden area with radiator below and deep display sill. Door leads into en-suite and further floor to ceiling walk in wardrobes.

### En-Suite

7'6" x 5'5" (2.29 x 1.67)



Another generous en-suite comprising low level WC, hand basin and panel bath with curved glazed shower screen and shower head attachment finished with a two tone tiled wall surround. The feeling of space is further enhanced by the embedded large glass mirror. All finished with heated towel rail. Recessed spotlighting, extractor fan, shaver socket and obscure double glazed window to the side. Tile effect floor covering.



From the first floor landing an additional turning staircase leads up to two further double bedrooms and family bathroom with door also through into large airing cupboard. On the landing there is also a Velux window to the rear fitted with blind and recessed spotlighting.

## Bedroom

10'5" x 19'3" max point (3.18m x 5.87 max point )



The feeling of space is further enhanced by the high vaulted ceiling, having double glazed window to the side with low display sill and radiator below. Further double glazed window to the front with some sea glimpses, with radiator beneath.

## Bedroom

11'2" x 19'1" (3.42 x 5.82)



A similar size and layout to the bedroom opposite with double glazed window to the side enjoying an outlook down over the driveway and garden with display sill and radiator below. A further high level window to the front with sea glimpses with radiator beneath. The feeling of space is further enhanced with by the vaulted ceiling.

Between these spacious two double bedrooms is the family bathroom for this floor.

## Family Bathroom

8'3" x 6'11" at maximum points (2.53 x 2.11 at maximum points)



Again the space is further enhanced with vaulted ceiling and high level ceiling window with fitted blind plus recessed lighting, ceiling mounted extractor and access through to the loft area. All finished with a fully tiled wall surround with decorative border. Comprising low level WC, hand basin, and bath with shower head over and square edged glass screen. Radiator.

## Outside





To the front this impressive property has a granite stone surround also with granite lintels. To the front low maintenance stone pebbled borders to both sides of the front door. To the left hand side the pebbles continue around to side pathway with high level latched gate giving access to the right.

To the right are double wood gates to the driveway. Once opened gives access into an expansive tarmac area with parking for numerous vehicles with additional stone pebble base to the right hand side with lighting to the double garage.

### Double Garage



Two single up and over doors.



High level latched gate giving access to the rear garden.

This can also be accessed from the kitchen/dining area via the bi folds and leads out onto an attractive paved patio which sweeps around the side and can also be accessed via the main lounge.

This landscaped garden has railway sleepers and steps up onto additional seating area ideal for al fresco dining and entertaining with terraced planting to the side.

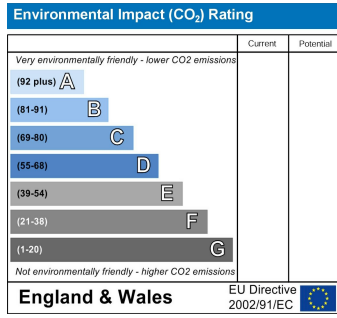
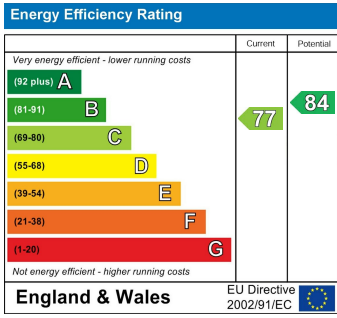


Behind the back of the garage leads to an additional garden area all enclosed by strip wood fencing with the backdrop of the woodlands, which offers further potential.

**Council Tax Band - F**

### Agents Note:

There is an annual management fee of £230.

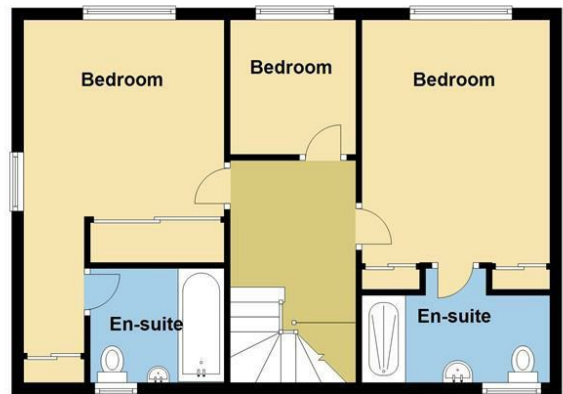




Ground Floor



First Floor



Second Floor



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