



MAY WHETTER & GROSE

6 WHEAL REGENT PARK, CARLYON BAY, PL25 3SP
GUIDE PRICE £675,000



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

SURROUNDED BY CIRCA 23 ACRES OF JOINTLY OWNED WOODLANDS, LOCATED A SHORT DISTANCE FROM THE BEACH, COASTAL FOOTPATHS, GOLF COURSE AND BOTH LOCAL PRIMARY AND SECONDARY SCHOOLING LOCATED AT THE END OF THIS SOUGHT AFTER DEVELOPMENT IN CARLYON BAY IS THIS IMPRESSIVE, VERSATILE EXECUTIVE FAMILY RESIDENCE. WITH PILLARED AND BRICK PAVED DRIVEWAY PARKING FOR NUMEROUS VEHICLES, LARGE INTEGRAL GARAGE INTERNALLY OFFERS SPACIOUS ACCOMMODATION WITH LARGE HALLWAY, CLOAKROOM WC, LOUNGE AND CONSERVATORY, FORMAL DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, FIVE BEDROOMS TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION WITHIN THE DEVELOPMENT, PRIVACY WITHIN THE GARDEN AND ITS LOCATION FOR THE SCHOOLING, LOCAL AMENITIES AND COASTLINE. EPC - C



Location

Situated within approximately half a mile of the property is the beach at Carlyon Bay, and closer is an 18 hole golf course situated on a cliff top. Carlyon Bay offers a range of amenities including general store/wine bar Indian and Chinese restaurants, the Edie's restaurant and a 4* hotel with two restaurants. The property is situated within the catchment area of Charlestown Primary School and Penrice Secondary School. The recently regenerated town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. 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

As you come into Carlyon Bay with Charlestown Primary School on your left hand side heading down towards the Beach. Past Edinburgh Close and Gloucester Avenue on your left, as you start the incline turn left into the Wheal Regent Park development. Follow the road along and take the next left. Follow it down and around to the left and the property will appear at the end in front of you. 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.

From the brick paved driveway steps lead to the front door with outside courtesy lighting and an obscure part glazed door with glazed side panels opens through to the impressive entrance hallway.

Entrance hallway finished with strip wood flooring. Turning staircase to the first floor with understairs storage and doors to downstairs living accommodation. The attention to detail of this impressive home can be seen immediately with the ornate coving, which continues through. Wall mounted radiator and telephone point.

Cloakroom/WC

Comprising low level WC and corner hand basin with attractive tiled splashback together with wall mounted radiator and ceiling mounted extractor.

Lounge

12'7" x 18'6" maximum (3.84 x 5.65 maximum)



Offering a great deal of natural light from a large double glazed bay window to the front with radiator beneath. Window to the side with further radiator and double doors opening through to the impressive conservatory enjoying an outlook over the rear garden. Central focal point of a sandstone effect fireplace mantel, surround and hearth with open grate. All finished with strip wood effect flooring covering. Along with the ornate covering there are two wonderful rose bowls.



Formal Dining Room



Glazed double doors open into this room which enjoys an outlook over the large laid to lawn area garden. Double glazed window with deep display sill and radiator beneath. All finished with a painted wall surround and carpeted flooring. Also with ornate rose bowl and coving.

Kitchen/Breakfast Room

12'0" widening to 12'5" x 16'11" (3.66 widening to 3.81 x 5.18)



Also having a dual aspect from two double glazed windows one to the side and one to the rear. The rear enjoying an outlook over the garden. Offering a

comprehensive range of coloured wall and base units complimented with coloured roll top laminated work surface and attractive tiled splashback, with free standing space for large range style oven with stainless steel splashback and extractor above, integrated dishwasher and space for American style fridge/freezer. Recessed spotlighting and wall mounted radiator. All finished with a bamboo effect strip wood flooring.



Utility

4'11" x 8'7" (1.51 x 2.63)

The strip wood flooring continues through and also the same base units and worksurface with attractive tiled splashback. Single stainless steel sink and drainer and under unit space and plumbing for white good appliances. A door leads through into the double garage and one out onto the side. Wall mounted radiator and ceiling mounted extractor.

Garage

16'11" x 16'1" (5.18 x 4.92)

An impressive double garage has two single electric up and over doors both opening into one open space with both power and light. Double glazed window to the side and also you will find the Combi boiler located here.

Staircase turns to the large landing where there is access through to all bedrooms and bathroom. Wall mounted radiator and loft access hatch. Double doors into large airing cupboard.

Principal Bedroom

13'2" x 16'8" (4.02 x 5.10)

Built-in wardrobes to both sides plus double doors opening through into the en-suite and open arch through into the main bedroom area. Two double glazed windows both with radiators beneath.

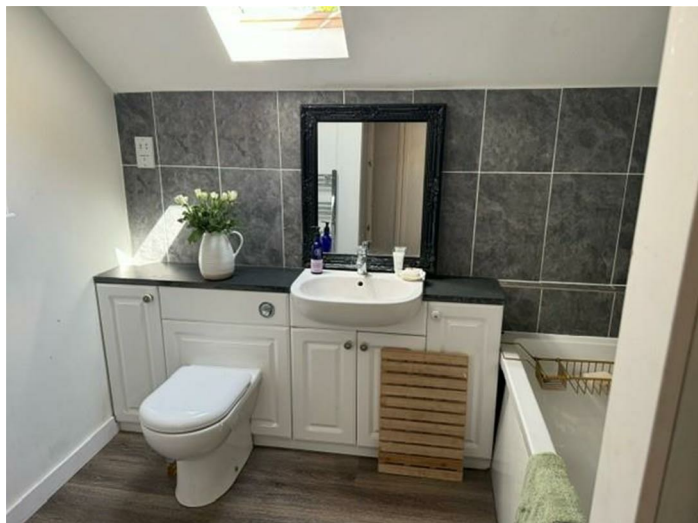
En-Suite

Comprises low level WC and hand basin set into a vanity storage and hidden cistern with a slate tiled sill.

Generous bath with curved glazed shower screen and integrated shower system. Finished with a part tiled wall surround. Chrome heated ladder towel rail, ceiling window and extractor plus recessed lighting.

Family Bathroom

7'6" x 5'9" maximum (2.29 x 1.77 maximum)



Comprising a white suite low level WC, hand basin and panelled bath with curved glazed shower screen and shower head attachment. Finished with a two tone part tiled wall surround with decorative inserts and border. High level obscured double glazed window. Ceiling mounted extractor and heated towel rail.

Bedroom

14'10" x 9'3" (4.54 x 2.82)

Enjoying an outlook down over the rear garden from a double glazed window with deep display sill and radiator beneath. Built-in workstation shelving.

Bedroom

11'10" x 10'9" widening to 12'11" (3.61 x 3.28 widening to 3.95)

Also having radiator beneath the double glazed window enjoying an outlook down over the rear garden.

Jack and Jill Shower Room

6'5" x 6'2" (1.97 x 1.89)

Comprising low level WC, hand basin and corner cubicle also finished with part coloured tile wall surround with decorative border and heated towel rail. Shaver socket and obscure double glazed window. Ceiling mounted extractor.

Bedroom

11'1" x 15'1" maximum (3.40 x 4.60 maximum)

This bedroom is accessed from the Jack and Jill Shower Room and also the main hallway. A generous size bedroom enjoying an outlook over the driveway and garden from a double glazed window with deep display sill and radiator beneath. Finished with

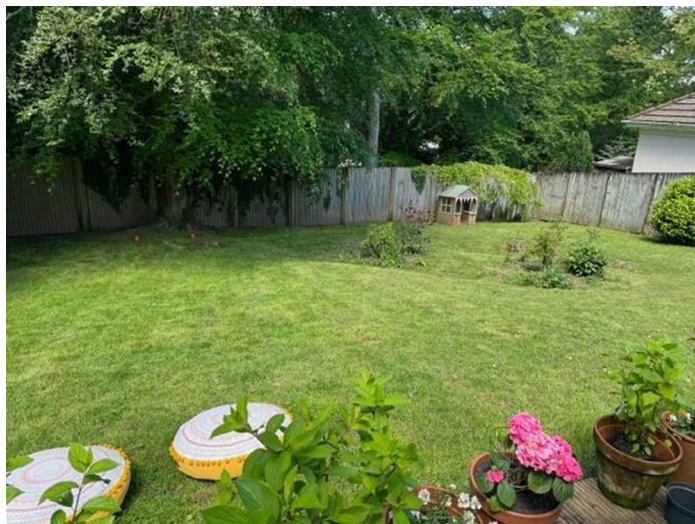
carpeted flooring. Benefitting from built-in wardrobes. Double glazed window to the side with both windows having fitted roller blinds.

Bedroom

6'11" x 8'3" (2.11 x 2.53)

Double glazed window with roller blind to the front, deep display sill and radiator beneath. The fifth bedroom is also utilised as an office and study with built-in workstation.

Outside



Set within beautifully spacious gardens to the front the pillared gated entrance and brick paved driveway for numerous vehicles and lawn to the side and private hedging which continues around. There is also a patio area to the left hand side ideal for a additional vehicle, trailer or small boat.

Access to the rear garden can be gained from the double doors leading off the conservatory or from the side pathway. The conservatory opens out onto a large decking area ideal for al fresco dining and entertaining and leads down out onto an expanse of open lawn all enclosed by strip wood fence panelling and some well kept shrubbery.

Council Tax Band - G

Agent Notes

There is a management fee for the development up keep of approx £600pa

Owners of properties on Wheel Regent Park are shareholders in the management company and therefore responsible for the overall development and control of fees etc.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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.
Made with Metropix ©2023

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

