



MAY WHETTER & GROSE

**29 SEA ROAD, ST. AUSTELL, PL25 3SF**  
**GUIDE PRICE £1,350,000**



LOCATED ON ONE OF CORNWALL'S MOST PROMINENT AND PREMIER ROADS ENJOYING COMMANDING SEA AND COASTAL VIEWS ACROSS ST AUSTELL BAY AND SITUATED WITHIN APPROXIMATELY 1/3 OF AN ACRE OF PRIVATE FORMAL GARDENS, SET BACK BEHIND A PILLAR GATED ENTRANCE WITH BRICK PAVED PARKING FOR NUMEROUS VEHICLES PLUS INTEGRAL DOUBLE GARAGE, IS THIS IMPECCABLY PRESENTED FOUR BEDROOM FAMILY RESIDENCE WHICH IS JUST A SHORT WALK FROM THE COASTAL FOOTPATH TO THE HISTORIC PORT OF CHARLESTOWN WHICH OFFERS NUMEROUS RESTAURANTS AND PUBLIC HOUSES, THE CARLYON BAY FOUR STAR HOTEL SPA AND GOLF COURSE, AND WITH BOTH PRIMARY AND SECONDARY SCHOOLING A SHORT DISTANCE. BEAUTIFULLY FINISHED THROUGHOUT AND EXTENDED TO THE REAR OFFERING A LARGE OPEN FAMILY LIVING AND DINING AREA, LOUNGE, OFFICE STUDY AND TO THE FIRST FLOOR FOUR DOUBLE BEDROOMS WITH TWO EN-SUITES AND WALK IN WARDROBE WITH BALCONIES TAKING IN THE SUPERB VIEWS. THIS FINE FAMILY RESIDENCE ALSO BENEFITS FROM SOLAR THERMAL PANELS WHICH PROVIDE HOT WATER FROM MID SPRING TO MID AUTUMN AND REDUCED GAS BILLS THROUGHOUT THE YEAR. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE IT'S PROMINENT POSITION AND HIGH STANDARD OF FINISH THROUGHOUT. EPC - C



## Location

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4\* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost 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 has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, 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

The property is approached by passing Charlestown Primary School on the left hand side, then taking the first right hand turning into Sea Road. Follow the road and the property will appear on the left hand side.

## Accommodation

All measurements are approximate, show maximum room dimensions.

Accessed via the pillar gated front entrance onto brick paved parking. A wide welcoming covered front entrance with slate stone and granite surround with double doors with glass insets and panels to both sides opens into entrance hall.

## Entrance Hall:



An impressive and spacious welcoming hallway finished with a bright white wall surround and recess spotlighting. Tiled flooring which continues through to the rear and offering under floor heating. Handrail with glass insert wide staircase to half landing. Door into formal lounge. Double doors through into the main family living area to the rear. Door into study.



## Lounge:

19'9" x 18'3" (6.02m x 5.58m)



(maximum measurement)

Large double glazed window. Recently installed high efficiency wood burner makes this large lounge feel very cosy.



**Study:**

8'8" x 7'8" (2.66m x 2.36m)

(maximum measurement)

Double glazed window.

Part wood glazed double panel doors open through into family living area to the rear.

**Family Living Area:**

24'4" x 21'9" leading to 12'6" (7.44m x 6.64m leading to 3.82m)



(maximum measurement over work surface)

A fantastic family living area with tiled flooring offering underfloor heating. A magnificent family room with bespoke glass atrium offering a great deal of natural light further enhanced by large double glazed sliding doors and panels with electric blinds, lead out onto the level rear garden. The kitchen itself comprises a range of coloured wall and base units thoughtfully designed and laid out incorporating quartz stone work surface and all built in appliances. Recess spotlighting and light above dining table. Further doors into recess storage with lighting, cloakroom/WC and open arch into utility and onward to the integral double garage.



**Integral Double Garage:**  
17'0" x 20'11" (5.19m x 6.39m)



(maximum measurement)  
Electric four panel doors.

**Cloakroom/WC:**  
4'10" x 5'8" (1.48m x 1.75m)



**Utility:**  
9'5" x 5'7" (2.89m x 1.72m)



(plus additional deep recess)

**Landing:**



The elegant grand hardwood staircase with bespoke edged carpeted flooring to half landing. To the left leads to the principal bedroom. Display landing with access to two lofts, both lofts are boarded throughout. Recess spotlight. Door into airing cupboard with slatted shelving.

**Principal Bedroom:**  
13'4" x 20'5" (4.08m x 6.23m)



(maximum measurement)  
Double glazed window to rear. Sliding double glazed doors out onto the glass and stainless steel balcony from here you can enjoy the breathtaking views over St Austell Bay towards Ropehawn and Black Head. Door into en-suite. Door into walk in dressing room with bespoke railing .



**In-Built Dressing Room**  
11'11" x 5'10" (3.64m x 1.78m)

**En-Suite:**  
5'10" x 9'10" (1.78m x 3.01m)



Two toned fully tiled walls and floor surround. Floating WC with hidden cistern. Large hand basin with drawer beneath and lit mirror above. Glass screen to walk in shower.

**Family Bathroom:**  
16'3" x 8'11"



**En-Suite:**  
7'3" x 5'0" (2.21m x 1.53m)

Similarly finished to the principal bedroom en-suite having floating WC with hidden cistern. Hand basin with storage drawer beneath with mixer tap and lighting mirror above. Glass screen into shower with ceiling mounted rain effect shower head. Deep square edged bath with central mixer tap and shower head attachment.



**Bedroom Two**  
12'4" x 13'1" (3.77m x 4.01m)



Comprising floating low level WC with hidden cistern. Hand basin with vanity storage beneath. Glass screen into walk shower cubicle. Finished with a bright white gloss tiled surround with decorative inserts.

Built-in wardrobes and drawers. Door into en-suite.



**Bedroom Three**  
16'4" x 11'10" (4.98m x 3.63m)



Also enjoying the fabulous views across the Bay and towards Duporth and Porthpean from the large double glazed sliding doors out onto the glass and stainless steel and composite decking balcony, with pull back vertical blinds.

**Outside:**



From the private road there is a brick paved pathway with deep lawned borders to both sides with high hedging and pillar gated front entrance offering a high degree of privacy. The brick paving continues through and widens with parking for numerous vehicles, low level planted borders to both sides. An area of open lawn plus kitchen garden.



**Bedroom Four**  
16'3" x 8'11" (4.97m x 2.74m)



Double glazed window to rear.





To the rear is an expanse of open lawn with paved pathway to the side with deep planted border leading to a wonderful timber built chalet. Further planted borders offer an array of colour and shrubbery throughout the rear, gentle steps lead up to a paved patio area which enjoys the sun throughout the day and into evening. The property also has greenhouse and timber built storage facilities to the side.

**Garden Chalet**

17 x 12 (5.18m x 3.66m )



**Agents Note:**

The property was substantially extended and renovated throughout and completed within 2016. The kitchen and cloakrooms include a range of AG and Bosh vanity units, AG microwave, AG Hob and oven, wine fridge plus Bosch dishwasher and extractor. There is under floor heating under hallway and living room.

**Council Tax Band - G**

Double glazed windows and doors. Double skinned with insulation, and two electric heaters. Multiple double sockets as currently utilised as a work shop. Finished with a cedar shingle roof.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR



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