



MAY WHETTER & GROSE

**5 BEACH ROAD, ST AUSTELL, PL25 3PQ**  
**GUIDE PRICE £550,000**



**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** LOCATED BEHIND A GATED DRIVEWAY ENTRANCE AND SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS, A SHORT DISTANCE FROM THE COASTAL FOOTPATH, BEACH AND GOLF COURSE IS THIS DELIGHTFUL THREE BEDROOM EXTENDED FAMILY RESIDENCE. BEAUTIFULLY FINISHED THROUGHOUT WITH A GENEROUS HALLWAY, LOUNGE PLUS EXTENDED CONSERVATORY/SUN ROOM, KITCHEN, DINER AND UTILITY ALONG WITH INTEGRAL GARAGE AND FAMILY BATHROOM TO THE FIRST FLOOR. OUTSIDE OFFERS BEAUTIFUL AND WELL STOCKED GARDENS GIVING THE PROPERTY A GOOD AMOUNT OF PRIVACY PLUS AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES. TO THE REAR, A PAVED SUN TERRACE PATIO WITH STEPS DOWN ONTO FURTHER LAWNED GARDEN AREA. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION TO THE BEACH, GOLF COURSE, BOTH PRIMARY AND SECONDARY SCHOOLS A SHORT DISTANCE AWAY. EPC - D





Situated within less than 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 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:**

From St Austell head out onto the A390, at Holmbush turn right, head up toward Carlyon Bay. At the roundabout under the bridge turn left onto Beach Road. Follow the road along past Charlestown Primary School on your left and just past Sea Road on your right. The property will be set back on the left hand side. A board will be erected at the end of the driveway, at the top of the garden for convenience.

**Accommodation:**

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



From the road the driveway leads down to double wood gated entrance with a further wide area for parking, leading to the attractively covered and pillared entrance where there is also a double outside power socket and courtesy lighting. Further double glazed door leading into sun lounge/conservatory. Attractive front door leads into entrance hall.

**Entrance Hall:**



Finished with tiled flooring. Radiator. Carpeted turning staircase leading to first floor with large under stairs

recess storage with light. Wood glazed door into main living lounge. Further wood glazed door leading into kitchen/diner.

**Lounge:**

11'5" x 19'9" (3.48m x 6.04m)



Beautifully finished with a light warm coloured wall surround complemented with white coving and strip wood laminate flooring which continues through and into the conservatory. A great deal of natural light from a large double glazed window to the rear enjoying an outlook down over the garden and further set of double doors with glazed panels opening through to the conservatory. Within the main lounge area there is a raised hearth with wood mantel surround incorporating a log style burner effect heater. To the side a set of double wood glazed doors lead to the dining area and round to the kitchen. Door into conservatory.

**Conservatory:**

14'0" x 10'10" (4.28m x 3.31m)



A fantastic addition to this family home. Offered with a high pitched glazed roof with further double glazed windows with Venetian blinds to the sides. A room you could use all year round with ample array of wall mounted sockets and radiator.



**Kitchen:**

8'0" x 15'5" (2.46m x 4.71m)



(approximate measurement at maximum points over worksurfaces)

A well appointed and thoughtfully laid out kitchen comprising a range of light fronted wall and base units. Strip wood square edge roll top worksurfaces incorporating coloured, one and a half bowl sink and drainer with mixer tap. Large double glazed window with roller blind enjoying an outlook over the front garden area. Integrated appliances of oven and dishwasher. Low level four ring hob with double size extractor over and large pan draws beneath. A further addition in this thoughtfully laid out kitchen is the pull out larder cupboard and eye level insert fridge. The kitchen is finished with attractive tiled flooring. Tiled splashback. Lighting provided by recess spotlights. Radiator behind an attractive cover. From here leads around to the dining area.

**Dining Area:**

15'1" x 7'6" (4.60m x 2.31m)



This room can also be accessed off the lounge. Radiator. Double glazed doors leading out onto the sun terrace.

**Utility:**

8'7" x 6'8" (2.63m x 2.05m)



Obscure double glazed door leading out onto the sun terrace with further high level picture window to the side. Under unit space and plumbing for white good appliances. Wall mounted boiler. Tiled flooring continuing into the cloakroom/WC. Door into cloakroom/WC.

**Cloakroom/WC:**

Comprising a low level WC and hand basin. Tiled splashback. Obscure double glazed window to side.

Additional door leads into the integral garage.

**Integral Garage:**

13'10" x 8'7" (4.23m x 2.63m)

Electric roller door to front. Obscure double glazed picture window to the side. Power and light. Space for additional white good appliances if needed.

**First Floor Landing:**

From the entrance hallway a handrailed carpeted staircase turns to the first floor landing with high Velux window. Recess spotlighting. Access to loft space. Six panel white doors into all bedrooms and family bathroom.

**Bedroom:**

8'7" x 12'10" (2.62m x 3.92m)



(maximum measurement, please note reduced headroom due to style of bedroom)  
 Large double glazed window to front with fitted Venetian blind enjoying an outlook over the driveway and garden. Radiator. Low level sliding wood doors into recess storage.

**Bedroom One:**

11'5" x 11'3" (3.48m x 3.45m)



(maximum measurement into recess)  
 Also enjoying a similar outlook to the front from a large double glazed window with fitted blind. Radiator.

**Bedroom Three**

7'8" x 12'7" (2.35 x 3.84)



Double glazed window to the rear enjoying views down over the garden and far reaching countryside. Low level slides doors into eaves storage.

**Family Bathroom:**

11'4" x 5'4" widening to 8'1" (3.46m x 1.65m widening to 2.48m)



Thoughtfully designed and laid out spacious bathroom comprising low level WC, hand basin, panelled bath with mixer tap and separate shower attachment and door into single separate shower cubicle. Finished with a two tone fully tiled wall surround with decorative inserts. Tile effect floor covering. Two obscure double glazed windows. Recess spotlighting. Above the basin is a pull cord vanity light. Chrome heated ladder towel rail. Vanity storage unit with drawers and mirror with lighting above.

**Outside:**

The property is set back from Beach Road with attractive curved fencing. The driveway has planted borders to both sides with a further expanse of open lawn. Double gates and a high and deep stone built



planted border. From here widenings where there is ample parking for an array of vehicles, boat or motorhome if required. Wrought iron gates to both sides with further timber built gates beyond giving access to the rear garden. The front is approximately South facing so will enjoy the sun throughout the day and into the evening whilst offering a good degree of privacy.



The rear garden can be accessed from the dining room area or from the utility and leads out onto a paved sun terrace with timber Pagoda surround. Outside courtesy lighting. Steps and handrail lead down onto an area of open lawn with paved pathway meanders down through. Beneath the sun terrace there is a further paved patio. To both sides of the expanse of lawn there are mature planted borders offering an array of textures and colours whilst giving a good degree of privacy. The pathway continues beyond and to a secret garden area where there are double timber wood shed and additional lawned area with further deep planted borders.



**Council Tax: D**

**Agents Notes**  
Probate is now granted

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







Ground Floor

All measurements are approximate and for display purposes only.



First Floor

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