



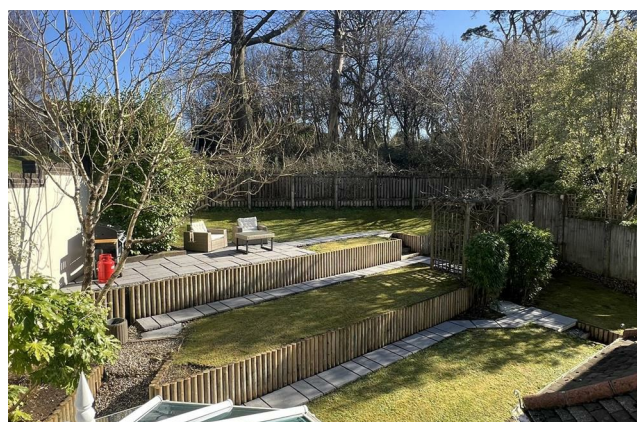
MAY WHETTER & GROSE

1 WHEAL REGENT PARK, CARLYON BAY, PL25 3SP

GUIDE PRICE £675,000



LOCATED A SHORT DISTANCE FROM THE BEACH, COASTAL FOOTPATH AND GOLF COURSE, AND PRIMARY AND SECONDARY SCHOOLING NEARBY. SET WITHIN BEAUTIFUL WOODLAND SURROUNDINGS OF THE MUCH SOUGHT AFTER DEVELOPMENT OF WHEAL REGENT PARK IS THIS WONDERFULLY PRESENTED FIVE BEDROOM FAMILY RESIDENCE. UPDATED AND REMODELLED SINCE IT WAS BUILT, INTERNALLY OFFERING A LARGE LOUNGE, BEAUTIFULLY APPOINTED FAMILY ROOM, KITCHEN AND CONSERVATORY AREA TO THE REAR TOGETHER WITH UTILITY AND CLOAKROOM WITH INTEGRATED GARAGE. PRINCIPAL BEDROOM EN-SUITE AND FURTHER BEDROOM WITH EN-SUITE, BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR, ALL WITHIN WELL KEPT GARDENS, AMPLE BRICK PAVED PARKING TO THE FRONT WITH DOUBLE GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE HIGH LEVEL 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



From St Austell head out towards to Carlyon Bay, past Charlestown School on your left hand side, carry on towards the beach. Head past Gloucester Avenue, Edinburgh Close and Crinnis Wood Avenue and Appletree Lane on your left, take the next left into Wheel Regent Park , the beautiful woodland surroundings can be seen immediately. Head in and approximately 50 yards take the next left down and the property will appear on the left hand side. 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.



Brick paved driveway to the front gives access to the double garage. Tiled covered front entrance with courtesy lighting. Door with obscure light panel to the side opening through into the hallway.



A warm welcoming hallway finished with engineered wood flooring which continues through into the main living areas. Wall mounted radiator. Carpeted stair case to the first floor and doors to the main formal lounge. Bevelled edge glazed glass door into family living area and kitchen and integrated door into the double garage.

Formal Lounge

11'6" x 18'6" - max (3.53 x 5.65 - max)



Finished with bright wall surround, ornate coving and ceiling rose bowls. Double glazed bay window with display sill to the front with radiator beneath. Further double glazed window to the side. Central focal point of white fireplace with wood mantle surround and raised hearth with modern insert gas fire.



Family Living Area



Enjoying an outlook over the tiered well kept landscaped gardens is this impressive family room area. This remodelled open area is finished with a bright white wall surround, recessed spotlighting. Modern style radiator within the dining area, wide open arch through into the conservatory.

Kitchen Area

14'2" x 15'4" - max (4.33 x 4.68 - max)



The kitchen is thoughtfully designed and laid out incorporating slow close low level drawers finished with a white roll top work surface and white gloss bevelled tiled splashback. Central island incorporating Bosch Oven and Hob with extractor over, set within stone work surface incorporating breakfast bar. The attention to detail can also be seen above the sink in the kitchen with three double glazed windows with slate display sills. Free standing space for fridge/freezer and there is an integrated dishwasher.



Dining Area

11'6" x 10'9" (3.52 x 3.30)



Enough space for a large dining room table, ideal for entertaining. Open arch through into the conservatory offering a bank of double glazed windows with quarter window opening and glass high level roof. Double doors lead out onto the garden. In-built seating.



Conservatory

11'7" x 8'9" - max (3.54 x 2.69 - max)



Utility

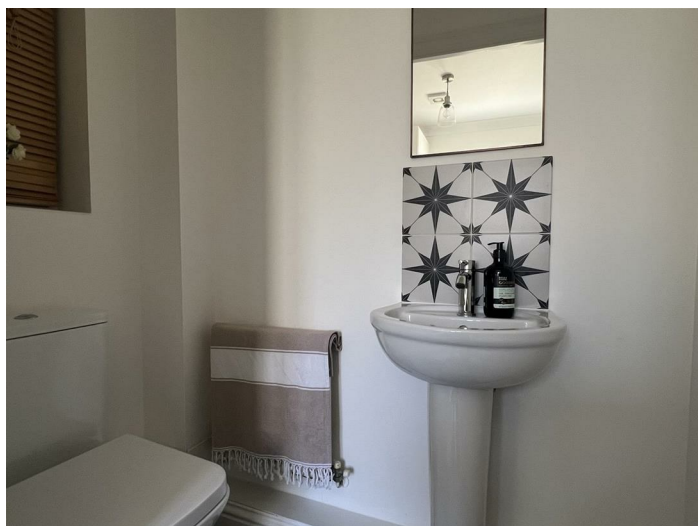
5'2" x 7'3" (1.60 x 2.22)



With further white laminated work surface incorporating modern sink and drainer with mixer tap and attractive tiled splashback. Cabinet above housing the combi boiler. Under unit space and plumbing for further white good appliances. All finished with tiled floor together with radiator and door through into cloakroom/WC.

Cloakroom/WC

5'3" x 2'11" (1.61 x 0.91)



Low level WC. Hand basin with tiled splashback. Low level radiator to side.

From the utility a part frosted door leads out onto the garden.

Integrated Garage

16'0" x 16'9" - max (4.90 x 5.12 - max)

From the entrance hallway a door leads into the integrated garage with both power and light. With two single electric up and over doors. Offering ample storage with further part obscured glazed external door to the side giving access to the garden chalet.

Stair case with handrail leads to the first floor landing with doors to all five bedrooms, family bathroom and one into large walk in storage airing cupboard.

Bedroom

10'6" x 10'4" - max (3.22 x 3.16 - max)



Double glazed window with roller blind above, deep display sill and radiator beneath. Enjoying an outlook down over the surroundings and some far reaching countryside views.

Bedroom

7'6" x 10'10" (2.30 x 3.32)



Located to the rear enjoying an outlook up over the garden from a double glazed window with deep display sill and radiator beneath, roller blind above.

Family Bathroom

7'0" x 7'5" - max (2.14 x 2.27 - max)



Beautifully appointed with low level WC, modern hand basin with mixer tap and deep bath with modern mixer tap. Finished with a sandstone effect tiled wall surround and flooring with obscure double glazed window. Recessed spotlighting and extractor. There is also a chrome towel rail behind the door.

Bedroom

11'7" x 10'8" (3.55 x 3.26)



Also located to the rear enjoying an outlook over the garden from a double glazed window with roller blind above and radiator beneath. Door into en-suite.



Principal Bedroom

11'8" x 12'11" - max (3.58 x 3.96 - max)



Benefitting from a bank of floor to ceiling mirror glazed glass fronted in-built wardrobes. Double glazed window to the front with roller blind and deep display sill and radiator beneath enjoying the views. Door into en-suite.

En-Suite

3'10" x 8'2" (1.17 x 2.50)



A further beautifully appointed en-suite facility with low level WC, floating hand basin with modern mixer tap. Bevelled edge mirror above. Chrome heated towel rail to the side. Obscure double glazed window. Recessed spotlighting. Ceiling mounted extractor. Door opens into shower with integrated shower system.

Bedroom

8'5" x 11'3" (2.57 x 3.44)



Double glazed window with deep display sill and radiator beneath.

Outside



The property is set back from the cul-de-sac road with wide open brick paved driveway with privet style hedging, offering a great deal of screening and privacy and enjoys the afternoon and evening sun. There is also an electric car charging point.

Access to the side leads to the garden chalet room and out from the rear garden is a paved patio with steps leading onto lawned tiers with further paved pathways and numerous seating areas enclosed with fence panelling and high wall surround to one side, with the backdrop of the communal woodland surroundings.



Studio/Chalet/Salon

The far right hand side of the property is a purpose built studio/salon which has both power light and water which offers the potential for the new owner to also work from home.

Agents Notes

There is a management company for the up keep of the communal areas, and woodland surroundings. The cost of this is £660 approximately as advised by the vendor.

Council Tax Band - F

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

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		
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.
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