



MAY WHETTER & GROSE

35 CHATSWORTH WAY, CARLYON BAY, CORNWALL PL25 3SN
GUIDE PRICE £500,000



AN IMPECCABLY PRESENTED FAMILY RESIDENCE LOCATED IN ONE OF CARLYON BAY'S MOST SOUGHT AFTER POSITIONS WITHIN BEAUTIFULLY LANDSCAPED GARDENS, WITH SOME FAR REACHING COUNTRYSIDE VIEWS TO THE REAR. ALL WITHIN A SHORT DISTANCE OF BOTH PRIMARY AND SECONDARY SCHOOLING, COASTAL FOOTPATH, BEACHES AND THE GOLF CLUB. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS FINISH THROUGHOUT AND POSITION. EPC - D



Location

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edie's restaurant and a 4* hotel with two restaurants. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath 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 several tall ships, and has been the back drop of several feature films and TV series largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has guest houses, with excellent restaurants, and a selection of public houses.

Directions

Head out towards Carlyon Bay past Charlestown School on your left hand side, taking the second right hand turn into Chatsworth Way. Follow the road along past Haddon Way which will appear on your left hand side, towards the end the property will appear on the left hand side.

Accommodation

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

From the driveway there is an attractive paved front patio area to both sides of the front door with central pathway with granite stone steps, bordered by landscaped gardens to both sides. All leads to a front door with frosted glazed panels to both sides with outside courtesy lighting, into entrance porch.

Entrance Porch

Finished with strip wood effect floor covering, recessed spotlighting and wall mounted electric heater. Internal door leads through into the main living area.

Main Living Area

17'9" x 17'5" (5.42 x 5.33)



With open arch through into kitchen/diner and internal door into inner hallway to both bedrooms and bathroom. A large double glazed window with deep display sill and radiator beneath with electric fitted blinds and further window to the side. Beautifully presented throughout and recessed spotlighting. Central focal point of a polished stone fireplace surround with backdrop and raised hearth with open grate. Archway through to kitchen/diner.

Kitchen/Diner

7'11" x 17'6" - max (2.43 x 5.34 - max)



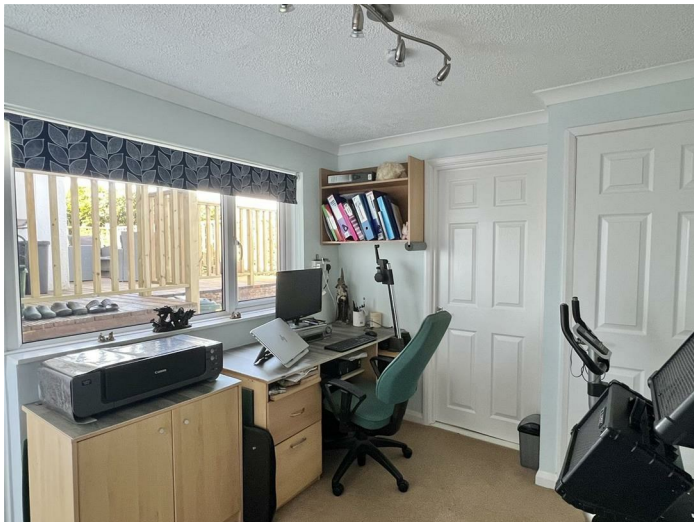
Double glazed window with deep display sill and radiator beneath. Sliding doors out onto the timber raised decking. The kitchen comprises a range of light wood fronted wall and base units complimented with polished dark laminated work surface and matching splashback incorporating stainless steel sink and drainer with central mixer tap. Four ring hob with extractor over. Integrated oven and microwave, fridge/freezer and slimline dishwasher. A part glazed panel door with integrated cat flap opens out onto the sun terrace with a covered area where there are steps down to the rear of the garage where there is a

further bedroom or office room accessed by a part obscure double glazed door.



Bedroom/Office

9'1" x 10'3" - max (2.77 x 3.13 - max)



Double glazed window with roller blind. Power and light. Wall mounted radiator. Carpeted flooring. Door through into cloakroom.

Cloakroom

4'7" x 8'8" - max (1.40 x 2.66 - max)



Low level WC and hand basin with part tiled splashback. Frosted obscure double glazed window with display sill. Radiator. Boiler.

Internal door through into garage/utility.

Garage/Utility

15'9" x 8'2" - max (4.82 x 2.51 - max)

With obscure single glazed window to the side. Garage with up and over door. Space and plumbing for white good appliances.

From the main living area internal door leads into the internal hallway with access to both bedrooms and shower room with further door into recessed shelved storage.

Bedroom

9'8" x 11'11" - max (2.97 x 3.65 - max)



Large double glazed window to front with fitted blinds and radiator below enjoying an outlook over the garden and driveway.

Bedroom

10'8" x 9'10" (3.26 x 3.01)



Double glazed window with radiator beneath., enjoying views over the garden and beyond.

Shower Room

6'0" x 6'6" - max (1.83 x 1.99 - max)



Fully white tiled wall surround with decorative inserts. Low level WC with hidden cistern. Basin with vanity storage beneath and above, chrome heated towel rail to the side. Sliding doors into shower cubicle. Obscure double glazed window. Access through to the loft.

Front Garden



With tarmac driveway to the side, parking for numerous vehicles.

Low maintenance front gardens offer a range of attractive planting with some palms, the property has access down both sides.

Sliding doors from the dining area lead out onto the raised decked area ideal for al fresco dining and entertaining, from an elevated position enjoying an outlook down over the beautifully landscaped garden.



Steps lead down onto a further timber decked area with covered canopy, again ideal for evening entertaining whilst offering a good degree of privacy.

The main garden has an expanse of open lawn with an array of plants and shrubbery throughout. Further steps lead down to an additional seating area and beyond to kitchen garden where there is also a greenhouse and two sheds.



Council Tax Band - D

Broadband and Mobile Coverage

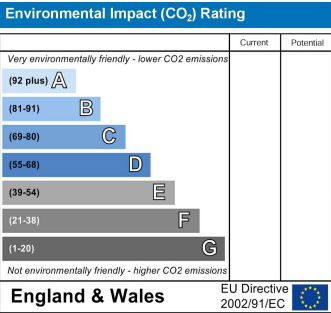
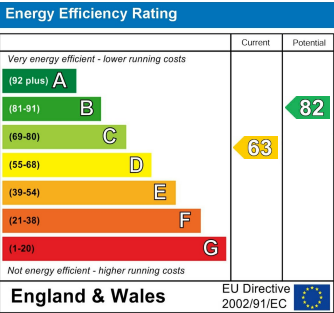
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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





GROUND 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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