



MAY WHETTER & GROSE

12 DUPORTH BAY, ST. AUSTELL, PL26 6AG

GUIDE PRICE £1,200,000



ENJOYING BREATH-TAKING VIEWS OVER ST AUSTELL BAY FROM ITS ELEVATED POSITION, ON ONE OF THE AREAS MOST SOUGHT AFTER PRIVATE DEVELOPMENTS IS THIS IMPRESSIVE, VERSATILE AND EXCEPTIONALLY HIGH FINISH FULLY REFURBISHED FOUR DOUBLE BEDROOM TWO EN SUITE FAMILY RESIDENCE. SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS WITH A BACKDROP OF OPEN FIELDS AND FURTHER FAR REACHING COASTAL AND COUNTRYSIDE VIEWS. INTERNALLY THE PROPERTY OFFERS SPACIOUS OPEN PLAN LIVING AREA WITH HIGH END FINISHED KITCHEN WITH QUARTZ STONE WORKSURFACE, LARGE ENTRANCE HALLWAY WITH TWO BEDROOMS, FAMILY BATHROOM AND STAIRCASE UP TO TWO FURTHER BEDROOMS BOTH OFFERING EN-SUITE FACILITIES AND FROM WHERE YOU CAN ENJOY FURTHER ELEVATED VIEWS ACROSS THE BAY. TO THE REAR IS AN ADDITIONAL UTILITY, OUTSIDE WC AND A LARGE OFFICE/STUDY AREA WITH OPENING DOORS WHICH COULD BE USED AS FURTHER LIVING ACCOMMODATION IF REQUIRED. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS STUNNING VIEWS, HIGH STANDARD OF FINISH AND VERSATILITY, PLUS ACCESS TO THE PRIVATE ACCESS TO SOUTH WEST COAST PATH AND PRIVATE BEACH BELOW, ALL WITHIN A SHORT DRIVE OF THE THREE LOCAL GOLF COURSES EPC - D



The property is situated in the popular coastal location of Duporth Bay, with access to a private beach which can be accessed via a coastal footpath. Situated within the catchment area for Charlestown Primary School and Penrice Secondary School. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offer a wide range of shopping educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. 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 Cromwell Road, past Asda to the traffic lights. Turn right onto Porthpean Road and follow the road along for approximately ¼ mile, taking the next left heading back towards Charlestown. Head past the new Duporth development and as you head down the hill take the entrance into the private Duporth development. Head up to the top where there is a small mini roundabout. Take the first left hand turn off of this and follow the road along, as it bears around to the right to the end of the cul de sac, number 12 will be located up on your left hand side.

Accommodation:

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

From the pillared driveway entrance, a beautifully appointed flagstone paved sun terrace to the front with steps to covered front door with outside recess spotlighting. The doors opens into entrance hall.

Entrance Hall:

A lovely oak staircase with handrail and carpeted flooring turns to first floor. Meister caramel rustic oak engineered flooring which continues through to open plan living area and one of the downstairs bedrooms. Recess spotlighting. Doors to all living accommodation on this level. Wood doors into further additional storage. Wood glazed panel door to open plan living area.

Open Plan Living Area:

33'0" x 16'2" widening to 21'2" (10.08m x 4.95m widening to 6.47m)

This impressive room has three large double glazed windows within the living area with pull back "illusion" vertical blinds and modern radiators. From these windows you can enjoy the far reaching views and enjoys a great deal of sun throughout the day and into the evening. Throughout the main living area there is

recess spotlighting on dimmer switches plus over Island pendant lighting.

Kitchen Area:



Natural light and outlook from three further double glazed windows within the main kitchen all with fitted roller blinds. The central focal point of the room is an impressive log burner set onto a slate hearth and attractive backdrop. The kitchen is of a high end finished, thoughtfully designed and laid out maximising the most of the space. Within the Island there is overhang for breakfast bar, built-in cupboards and drawers. Double bowl Villeroy Butler sink and drainer with mixer tap. Inset space for large Range Master oven with extractor over and matching splashback to the main worksurface. Incorporating built-in appliances of dishwasher and low level fridge plus a thoughtfully designed pull out larder. Counter and under breakfast bar lighting. Door out onto rear porch area.

Rear Porch Area:

7'11" x 9'11" (2.42m x 3.03m)



(approximate measurement)

Two sets of double glazed sliding doors, one out onto further large rustic slate patio, the other to a brick tiled

courtyard area. Finished with an easy to look after tiled flooring continuing into the utility. Wood door with glazed bevelled insets into utility.

Utility:

9'11" x 7'10" (3.03m x 2.39m)



Double glazed window opening to the patio area. Double stainless steel sink with drainer and mixer tap. An array of floor and wall mounted cabinets. Space and plumbing for white good appliances. Louvre wood doors into heated airing/linen cupboard.

From the entrance hallway a door leads to the double bedroom.

Bedroom:

15'8" x 12'4" (4.79m x 3.78m)



Double glazed window with illusion blinds enjoying views across St Austell Bay. Modern radiator. Currently being used as a music room with a fold up bedding. Recess spotlighting.

Bedroom:

11'8" x 11'5" (3.57m x 3.49m)

Located to the rear. Radiator. Moon light and animal pattern roller blind.

Bathroom:

6'1" x 7'10" (1.87m x 2.39m)



Exceptionally finished throughout offering a white suite of low level WC, hand basin set onto a vanity storage unit with mirror and lighting above and shaver socket to the side. P shaped bath with curved screen and integrated shower system over. Part frosted double glazed window with roller blind. Ceiling mounted extractor. Low level soft LED lighting and sensors. Two tone part tiled wall surround and flooring. Large dual fuel heated ladder towel rail.

From the first floor the staircase with oak handrail, spindles and carpeted flooring leads to the first floor landing. Velux window. Recess spotlighting. Radiator. Door into both bedrooms.

Bedroom:

14'2" x 14'11" (4.33m x 4.57m)



(maximum measurement, please note reduced headroom)

Large double glazed window with roller blinds and enjoying the far reaching countryside and coastal views to the rear. Door into storage cupboard, plus additional storage with hanging rail. Floor mounted power and TV points. All lighting on dimmers. 5amp standard light points. Mirrored wood door into en-suite.

En-Suite:

Beautifully appointed and finished with a two toned part tiled wall surround. Bi-fold door into shower cubicle with integrated system. Low level WC and separate bidet. Hand basin with mirror above. Modern heated dual fuel towel rail. Shave socket. High level Velux window. Ceiling mounted extractor. Ceiling lights on dimmers, and low level soft LED lighting on sensors.

Bedroom:

15'4" x 17'7" (4.69m x 5.38m)



(approximate measurements)

Elegant principle bedroom offering two Velux windows to the rear with full height illusion blinds. Double French doors with smoked glass balustrade and glazed light panels to the side from where you can sit and enjoy the breath-taking views over St Austell Bay. Thoughtfully designed and laid out with two sets of wood and mirror fronted built in wardrobes to both sides. Door into en-suite.

**En-Suite:**

8'11" x 10'0" (2.73m x 3.07m)



(maximum measurement, please note reduced headroom)

Two large Velux windows. Ceiling mounted spotlighting. Bi-fold door into shower cubicle with integrated shower system. His and hers basins to both sides of the shower cubicle with mirror above. Low level WC with separate bidet. Two chrome dual fuel heated ladder towel rail. Ceiling lights on dimmers, and low level soft LED lighting on sensors.

Outside:

The property is approached at the end of the private no through road at the top of the development. A stone built low level wall and pillared entrance opens onto an area of tarmac with large lawn to one side and attractive planting border opposite also enjoying a sunny aspect. Parking for numerous vehicles and door into garage with pathways leading down both sides.

To the right hand side there is a further planted border which leads around onto the large attractive flagstone paved patio at the rear which enjoys a tiered back drop of planted border with attractive water fountain

feature, with the added benefit of a large storage and semi glazed potting shed. Here you can take in the wonderful views of the countryside, back towards Sea Road and the coastline. The pathway continues around the rear of the property. Opposite is a brick built courtyard effect open area with raised fruit garden and door into outside plantroom housing the boiler and heating controls, low level WC and basin plus easy access to the 1200L oil storage to the rear.

Outside Office:

11'11" narrowing to 8'7" x 22'11" (3.65m narrowing to 2.63m x 6.99m)

This versatile property also offers an outside office/workstation or could be converted into additional living area if required. Currently offering a great deal of natural light from three large double glazed windows with additional double glazed French doors opening out onto the beautifully appointed patio. Ample array of double wall mounted sockets. Radiator heating.

Garage:

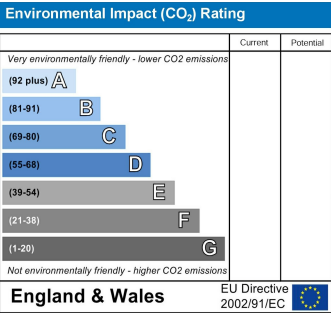
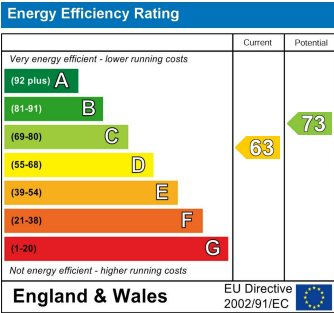
8'10" x 17'7" (2.71m x 5.37m)

High level electric door. Double glazed window to side. Power and light. Raised storage area.

Agents Notes

This is a private development with a residences association which each home pay approx £200pa

Council Tax - E





All measurements are approximate and for display purposes only.

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