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## Aneth Mor 46a Duport Bay, Duport, St. Austell, PL26 6AQ

Guide price £1,795,000

Large frontline 6 bedroom modern house enjoying uninterrupted sea views into St Austell Bay, whilst also being just moments from Duport Beach that is located immediately below. The property is tucked away in peaceful and traffic free position, located in the southerly corner of this private estate, accessed via a gated driveway.

This interesting and deceptively large house was constructed in 2007 for our clients and comprises of circa 2700 sqft of spacious accommodation, laid out over 3 storeys, designed to maximise the wonderful sea views from virtually every room. On the south-easterly corner is a feature turret that provides a combination of viewing platforms and sunrooms across each storey. The central floor provides the living accommodation and is accessed via a short flight of steps from a broad entrance hall. The living accommodation includes a good-sized and recently refitted contemporary kitchen dining room and immediately adjacent is a separate large lounge, both of which enjoy access onto a virtually full-width outside balcony terrace, via sliding patio doors, which takes in the amazing sea views. The lounge also connects into the turret on its southerly corner, providing a further place to sit and enjoy the vistas. This floor also gives access to the integral garage and has a utility room off the kitchen and a WC. The top floor is home to the two spacious main bedrooms, each being en suite and having large sliding windows, that take in the views and one has access to the fully glazed turret. The lower floor comprises of 4 bedrooms, with the 3 on the seaward side having doors opening to the gardens and one has access to the turret. The bedrooms are all serviced by a shower room. There may also be potential to create an integral annexe, via some alterations to the bedrooms and with the requisite permissions.



There are large level gardens on the seaward side, benefitting from the southerly sun and located at the bottom of the garden, nearest to the sea, is a large modern timber built garden room that enjoys the best of the views. From the rear garden two private gates give immediate access onto the adjoining South West Coast Path, that leads to Duport Beach just metres below or to Porthpean Beach just a short distance to the south or just a little further in the opposite direction is Charlestown. On the opposite side of the house is parking for several cars on a brick paved driveway, which also gives access to the integral garage.

**LOCATION**

Duporth is a private estate and beach, looking out into the seas of St Austell Bay, located on the headland between the villages of Charlestown and Porthpean. St Austell is conveniently located approximately 2 miles away, providing numerous shops, supermarkets and a leisure centre, plus a mainline railway station that provides a direct line to London Paddington.

Duporth Beach enjoys clear waters and a sandy beach, backed by low cliffs that combine to create the sense and feel of a more Mediterranean type setting. A public footpath above the low cliffs provides a beautiful route to both Charlestown and Porthpean in opposite directions and steps lead down to the beach itself. The beach is privately owned (partly by the residents of Duporth) and it remains relatively quiet throughout the year due to there being no public access or parking facilities available. The beach is renowned as being safe for swimming or water activities, and it is also dog friendly all year round. Porthpean Beach can be reached in under ten minutes via the coastal public footpath, while Charlestown is approximately 15 minutes away. Porthpean beach is a little haven for water sports enthusiasts, as here you will find a sailing club and a boat store.

Charlestown is a World Heritage Site, renowned for its picturesque and historic harbour that is surrounded by immensely pretty sea captains houses and colour- washed cottages. Today it is still a working harbour but it is better known for being a tourist attraction, as well as providing numerous excellent restaurants and pubs as well as sometimes being used as the location and setting of television series and cinematic film projects, including the renowned BBC series, Poldark, that was based on the books of the Cornish Author, Winston Graham. The attractive coastal town of Fowey just 9 miles distant has a range of shops, restaurants and bars and excellent sailing facilities.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	84	G	G
<small>Energy Efficiency Rating Legend:</small> A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)		<small>Environmental Impact (CO<sub>2</sub>) Rating Legend:</small> A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	

