

Rohrs & Rowe

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Sea View House The Drive, Duporth, PL26 6AL

Guide price £650,000

Attractive 4/5-bedroom modern detached house set within a quiet coastal cul-de-sac of just 4 similar houses, that are just moments from Charlestown and the idyllic beaches of Duporth and Porthpean.

The striking exterior of the house is in the style of a modern beach house, created by its attractive facades of New England style shiplap cladding and crisp white render, which are united with modern anthracite grey windows and natural materials such as slate roof tiles, granite stone lintels and an exposed timber entrance porch.

The light and bright interior is equally as impressive, where whitewashed walls are complimented by brightly coloured and contemporary wallpapers, which combine to bring a stylish flair to several of the rooms and all of the flooring is in the effect of exposed wooden floorboards.

The entrance hall is a great introduction to the house, with its timber, glass and stainless-steel staircase at its centre, creating a great first impression and immediate wow factor to the house. On opposite sides of the entrance hall are glazed double doors that open into the sitting room and kitchen diner respectively and at the rear are doors to the separate utility room and downstairs WC. Both the sitting room and kitchen diner are double aspect rooms and over 24' in length, each running the full depth of the house. The kitchen diner has a bright feeling, created by two feature walls of blue and green wallpaper. The kitchen itself is fitted with white units and the feature island has contrasting grey coloured under units and both areas have been finished with attractive white Silestone worktops. There are numerous built-in appliances too, including fridge and freezer, two ovens (one being a combination), an electric hob within the island with extractor over and a dishwasher. The dining/living area has room for both a good-sized dining table and a sofa and there are French doors opening out to the rear gardens.



The excellent sitting room has a slightly more contemporary feel, created by its striking feature walls of timber panelling effect wallpaper and at the rear is a set of French doors opening to the rear garden.

The wrap around first-floor landing makes a further feature of the staircase, as well as giving access to the 4 en suite double bedrooms and a study / fifth bedroom. The en suite bedrooms are all good-sized rooms and each benefits from a built-in wardrobe. The study / bedroom 5 is currently utilised as a flexible workspace, currently providing both a study and hobbies room.

The house has been built to a highly efficient design and specification that includes heating provided by an air source heat pump, which overall has created an excellent EPC rating of B. The ground floor is heated via an under-floor system and the first floor has radiators.

Outside

The main areas of private garden wrap around both the sides and rear of the house. These stylish landscaped areas have been designed to be of low maintenance, whilst also still being attractive to the eye, which includes some beautiful mature trees and shrubs. There are excellent areas for both socialising and alfresco dining, created from good-sized patios, areas of chippings and a level lawned area too. To the front are two areas of lawn and there are two separate brick paved parking areas, providing parking for multiple cars. There is also an attached garage measuring 22' by nearly 13'.

Location

The Drive is a quiet and tucked away cul-de-sac, set within the private residential estate of Duporth Bay, which is located on the coastal headland between the villages of Charlestown and Porthpean. The residents of Duporth Bay enjoy the rare benefit of the estate having its own private beach, which is accessible from a private pathway that runs through the estate and then accesses the beach via a secure locked pedestrian gate.

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.

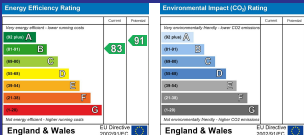
Porthpean beach is a little haven for water sports enthusiasts, as here you will find a sailing club and a boat store.

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.

St Austell is approximately 2 miles away, providing numerous national shops, supermarkets and a leisure centre, plus a mainline railway station that provides a direct line to London Paddington.

Services

Mains electricity, water and drainage. Heating is via air source heat pump.



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