

CORNWALL ESTATES

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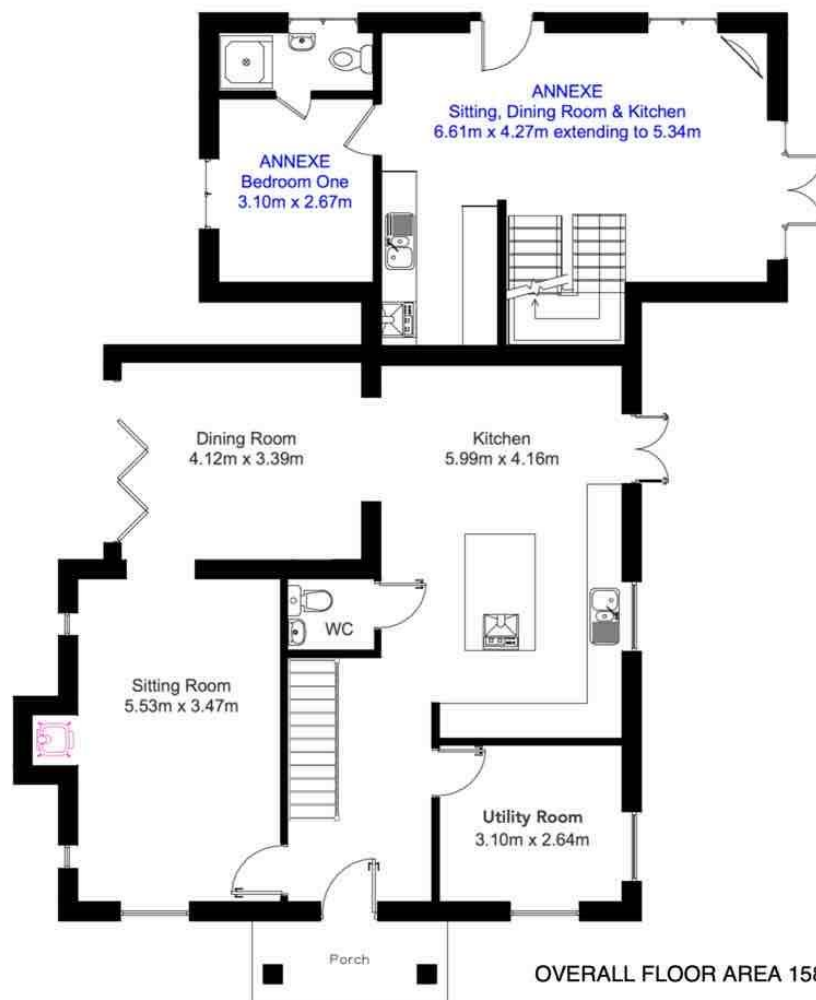
Azia Beach, Harlyn Bay,

PL28 8SB

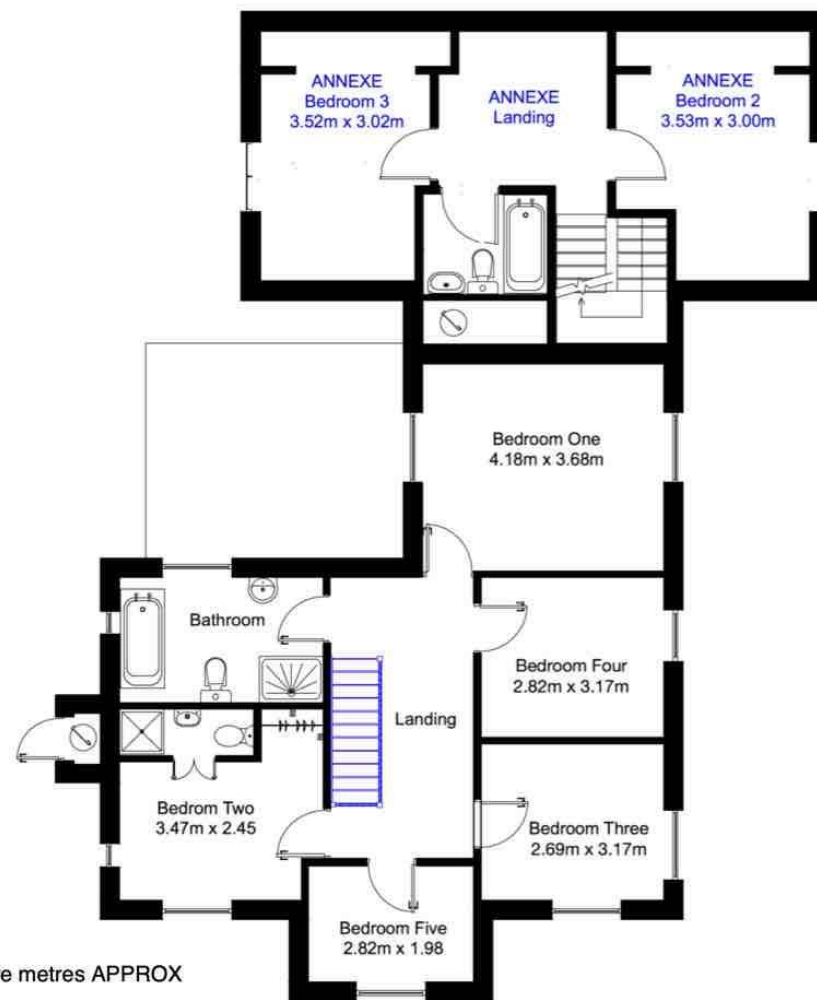
£1,550,000

- TWO PROPERTIES
- FAMILY HOME PLUS ANNEXE
- 100 METRES FROM THE BEACH
- NEWLY FITTED KITCHEN
- PRIVATE DRIVEWAYS
- ENCLOSED GARDENS
- EXCELLENT LETTING POTENTIAL
- LARGE STORAGE OUTBUILDING





Ground Floor Plan



First Floor Plan

OVERALL FLOOR AREA 158 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	48 E	
21-38	F		
1-20	G		



Azia Beach is set within a level walk of just 100m from the sandy beach at Harlyn Bay. Access to the property is via a private lane directly opposite the beach where each of the two properties have their own private entrances. Plenty of driveway parking is available either at the front or rear of the properties and each has their own private garden areas.

The main house comprises of five bedrooms, four of which are double size. There is an en-suite shower room and family bathroom on the first floor. The living spaces include a large kitchen diner which has been newly fitted with a comprehensive range of units and integrated appliances. The accommodation flows into the dining room with bi-folding doors to the garden, and separate sitting room. There is also a separate utility room.

The annexe, Beach Lodge, is a separate dwelling with its own private garden and entrance. Currently used as a successful holiday let, the property would be suitable also for extended families or people looking for a home plus income situation. Comprising of three bedrooms, one with en-suite and family bathroom. The living spaces are open plan with seating, dining and kitchen areas plus patio doors to the garden.

MAIN HOUSE ENTRANCE

Front entrance door to;

HALLWAY

Contemporary tiled flooring, stairs to first floor, doors to;

UTILITY ROOM

3.10m x 2.64m. Double glazed windows to the front and side, recessed ceiling spotlights. Plumbing for automatic washing machine, space for tumble dryer, sink unit.

CLOAKROOM

Low level WC, pedestal wash hand basin with cupboard under, part tiled walls, tiled flooring, heated towel rail, ceiling light.

KITCHEN

5.99m x 4.16m. Double glazed doors to the side, double glazed window to the side. Newly fitted, modern range of base & wall units to incorporate two ovens, steam oven, warming drawer, two dishwashers, central island with built in induction hob and stainless-steel extractor over, single bowl sink unit, recessed ceiling spotlights. Open plan to;

DINING ROOM

4.12m x 3.39m Skylight, bi-folding doors to the side, open plan to;

LIVING ROOM

5.53m x 3.47m Two slim double-glazed windows to the side, double glazed window to the front, two ceiling lights, recessed area, log burning stove set in deep tiled recess, door to hall.

Stairs to first floor;

LANDING

Velux window, ceiling light, doors to;

BATHROOM

3.41m x 2.02m Double shower enclosure, panelled bath, low level WC, heated towel rail, sink unit, double glazed windows to the side and rear, recessed spotlights.

BEDROOM 1

4.18m x 3.68m Double glazed windows to the front and rear, recessed ceiling spotlights.

BEDROOM 4

3.17m x 2.68m Double glazed windows to the front and side, access to loft.

BEDROOM 5

2.82m x 1.98 Double glazed window to the side, recessed ceiling spotlights.

BEDROOM 3

2.69m x 3.17m Double glazed window to the side, recessed ceiling spotlight.

BEDROOM 2

3.47m x 2.45m Double glazed window to the side, recessed ceiling spotlights, door to;

EN-SUITE

Shower enclosure, low level WC, pedestal wash hand basin, built in cupboard, tiled walls & flooring.



BEACH LODGE ANNEXE

Front entrance door to;

SITTING ROOM

6.61m x 4.27m extending to 5.34m Double glazed doors to the side, recessed spotlights, stairs to first floor, open plan to;

KITCHEN

A range of base & wall units incorporating a single drainer sink unit with mixer tap, oven with extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, recessed spotlights.

BEDROOM 1

3.10m x 2.67m Double glazed window to the side, ceiling light, door to;

EN-SUITE

Shower enclosure, pedestal wash hand basin, low level WC, tiled walls & flooring, double glazed window to the rear.

Stairs to first floor;

LANDING

Spacious landing area which is used as a children's television room; velux window, recessed spotlights, doors to;

BEDROOM 2

3.53m x 3.00m Double glazed window to the side, ceiling spotlights, recessed wardrobe area.

BEDROOM 3

3.52m x 3.02m Double glazed window to the side, ceiling spotlights, recessed wardrobe.

BATHROOM

2.20m x 1.74m Tiled flooring & walls, low level WC, pedestal wash hand basin, panelled bath with shower over, recessed spotlights.

MATERIAL INFORMATION

EPC – E. Council tax band - F. Limited mobile phone service. Superfast broadband available. Timber frame construction, cavity wall, pitched roof. Electric underfloor heating. Freehold. Mains water, electricity and drainage. Flood zone 2. Surface water; the yearly chance of flooding is very low. The yearly chance of flooding between 2024 and 2060 is low. Sea; the yearly chance of flooding is very low. The yearly chance of flooding between 2036 and 2069 is high.







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