

Haddon Way, Carlyon Bay, St Austell, Cornwall, PL25 3QG



Guide £575,000

- **Detached 4 bedroom dormer bungalow**
- **Situated within prime location at Carlyon Bay**
- **Offered in need of updating throughout**
- **Entrance Hall, lounge, kitchen/dining room**
- **2 bedrooms, bathroom, separate WC**
- **Spacious landing, enjoying distant countryside views, 2 further bedrooms**
- **Appealing, large corner plot setting, generous gardens, driveway/parking**
- **Vacant possession, no ongoing chain**

A rare opportunity to purchase a spacious 4 bedroom dormer bungalow occupying a generous corner plot in an established and highly regarded residential setting within the prime and popular coastal area of Carlyon Bay.

Available with vacant possession and no ongoing chain this individual designed property comes to the market for the first time and offers scope for modernising and updating allowing the purchasers to incorporate their own decorative and design ideas.

In brief, the accommodation comprises entrance hall, lounge with feature bay window, dining room through kitchen, 2 bedrooms, bathroom and separate WC. To the first floor is the spacious landing with large dormer window enjoying countryside views, 2 bedrooms, with the main bedroom having large walk-in space into the eaves.

Gardens extend to the front, side and rear incorporating large expanses of lawn with mature shrub and tree features providing a good degree of seclusion.

Haddon Way is a highly regarded and well established location within Carlyon Bay, noted for its large sandy beach, headland and cliff-top walks. There are a number of amenities within the immediate area including local schools, golf course, restaurants, the neighbouring historic harbour village of Charlestown is also close by. The property being offered to the market for the first time since being constructed is anticipated to appeal to a good number of people therefore early enquiries are advised.

Accommodation

Front Entrance	Patterned glazed door and side screen to hallway.
Hallway	L-shaped hallway leads from the front to the side door with doors off to the main accommodation. Upon entering the front there is a built-in cupboard with hanging space with further built-in cupboards by the side door. Iron rail detailing to staircase to first floor.
Lounge	15' 6" x 12' 0" (4.72m x 3.65m) Maximum into recess and including chimney breast. Bay window feature to side enjoying garden outlook. Open fireplace, window to rear.
Dining Room	14' 9" x 12' 1" (4.49m x 3.68m) Window and door to rear leading to garden. Chimney breast housing coal fired Parkray serving the radiators. Opening and side screen to kitchen.
Kitchen	12' 0" x 8' 10" (3.65m x 2.69m) Fitted with a range of base and wall units, providing cupboard and drawer storage, with working surfaces. Inset sink unit, space for cooker and fridge/freezer. Wood panelled ceiling. Radiator. Window to side.
Bedroom	13' 7" x 10' 0" (4.14m x 3.05m) Radiator. Window to side.
Bedroom	12' 0" x 10' 7" (3.65m x 3.22m) Including double doors to built-in wardrobe. Radiator. Window to front.
Bathroom	8' 2" x 6' 0" (2.49m x 1.83m) Inset hand basin. Panelled bath. Radiator. Patterned glazed window to front and side.
WC	5' 1" x 3' 2" (1.55m x 0.96m) Close coupled WC and patterned glazed window to front.

First Floor

Landing

Fantastic spacious landing with double glazed dormer windows enjoying countryside windows to front, sliding doors to large built-in airing cupboard housing hot water cylinder.



Bedroom

13' 7" x 13' 2" (4.14m x 4.01m) Plus area to front which measures 5' 9" x 5' (1.75m x 1.52m) with double glazed window. (This area has scope to provide ensuite facilities). Built-in wardrobes with double doors, window to side. Door to large walk-in access to eaves space which measures 9' x 5' 10" (2.74m x 1.78m) (offering scope to provide further accommodation/ensuite facilities/walk-in wardrobe or space off the main bedroom, subject to any necessary planning consents).

Bedroom

13' 7" x 10' 8" (4.14m x 3.25m) Includes built-in wardrobe with double doors. Window to side.

Outside

The property occupies a generous corner plot setting within Haddon Way. Large expanse of lawn with numerous mature flowering shrubs and tree features providing a good degree of seclusion. Driveway provides parking for several vehicles. Wooden shed opposite the side door is included in the sale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Council Tax Band E correct as at April 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

1ST FLOOR



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.
Made with Metroplan ©2024