



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10354

£675,000

Seashells,  
The Drive, Duporth, St Austell, Cornwall, PL26 6AL

**FREEHOLD**



**An attractive detached 5 bedroom (4 en-suite) family home in a delightful tucked away end of close position on a generous garden plot with plenty of parking and a garage, enjoying a coastal setting with access to a privately owned security gated beach below, facing out into St Austell Bay.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, cloakroom, sitting room, kitchen/dining room, utility room. Oak staircase to galleried landing.

**First Floor** 5 bedrooms (4 en-suite).

**Outside** Generous paved and tarmaced front driveway providing plenty of parking/turning and access to an attached garage. Part lawned, part paved rear garden with fenced and hedged boundaries.



## **DESCRIPTION**

An attractively designed family home in a corner garden plot, with paved and tarmaced driveway at the front providing plenty of parking and turning, also accessing an attached garage at the side. The rear garden comprises a raised area of lawn and two paved patio areas positioned to take full advantage of the best of the daily sun.

The attractive design provides a double fronted house with central, impressive oak framed pitched roof entrance porch sheltering a composite door with windows on either side opening onto a feature entrance hall which is part double volumed to a fully galleried landing on the first floor. To the left of the hall is a front to back kitchen/dining room and to the right a large sitting room, both these rooms having double glazed doors out onto the rear garden. To the rear of the hall is a cloakroom and separate utility. On the first floor are four double

bedrooms, the principal bedroom having an en-suite bathroom, the other three having en-suite shower rooms with a fifth bedroom/study to the rear.

Seashells certainly inhabits a preferred location being at the end of the close with no passing traffic, the property was purchased from new and has only ever been holiday let, but would make a delightful family home.

There are double glazed windows and doors throughout, and an air source heat pump provides underfloor heating to the ground floor with radiators to the first floor. There is an electric car charging point on the front of the garage and all modern white sanitaryware and a white kitchen with an excellent range of integrated appliances.



## **LOCATION**

Duporth is an established community on the south Cornish coast centred around a security gated privately owned beach facing out into St Austell Bay. The Drive is a delightful treelined no-through road and Seashells occupies a prime position at the end of the road.

Duporth lies approximately a mile from the pretty harbourside village of Charlestown which is an eclectic mix of shops, bars and restaurants centred around a picturesque harbour which has often been used in feature films, adverts and commercials and is home to several tallships. St Austell Bay area offers outstanding cliff and coastal scenery with Duporth Beach being the nearest but complemented by further beaches along this section of coast at Carlyon Bay, Porthpean, Pentewan and Par. Porthpean and Pentewan both have active sailing clubs and there are golf courses at Porthpean and a 18-hole coastal course at Carlyon Bay.

The nearby town of St Austell offers a varied retail base with cinema, leisure centre, a variety of sports clubs, several junior and secondary schools, out of town trading estates and supermarkets and a mainline station that provides a direct link to London Paddington with approximate travel time of 4½ hours. The cathedral city of Truro is some 15 miles away to the west offering an excellent range of shopping, supermarkets, banks, commercial facilities and private schooling together with the Hall for Cornwall which provides theatrical and entertainment events throughout the year.

To the north west lies Cornwall Airport Newquay providing regular flights to other UK cities and some European destinations. There are excellent road connections to the A30 (Cornwall's main arterial road) which provides a dual carriageway link northwards to Exeter where it joins the national motorway network. The cross county roads provide easy access to the north coastal beaches which provide excellent surfing and bathing in the Atlantic swells. Duporth is on the softer, south coast facing the English Channel, offering swimming, kayaking and boating from the beaches and such ports as Fowey, at the other end of St Austell Bay, which has two sailing clubs and hosts a renowned annual regatta.



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Impressive oak framed pitched roof entrance porch with composite part opaque glazed front door with double glazed windows on either side opening on to the:-

**ENTRANCE HALL – 17' x 9'8"**

Recessed mat well, impressive central staircase ascending to a double volume fully galleried landing above, wooden laminated flooring throughout with underfloor heating, inset ceiling downlighters, built-in under stairs storage cupboard. Doors off to:-



**CLOAKROOM** White suite comprising a Duravit low level wc with Gerberit chromium wall flush plate, white ceramic sink unit with vanity cabinet below and tiled splashback, laminated wooden flooring, opaque double glazed window, inset ceiling downlighters, extractor fan.

**SITTING ROOM – 24' x 13'2"** Laminated wood effect flooring with underfloor heating throughout, double glazed window overlooking the front garden, two double glazed doors opening onto the rear garden, TV point, wall mounted cabinet with slate shelf below, inset ceiling downlighters.



**KITCHEN / DINING ROOM – 23'9" x 13'2"**

**KITCHEN AREA** The kitchen is well fitted with a range of white cabinets comprising base level cupboards and drawers with further full height cupboards and a central island with six deep drawers. Surrounding glittering quartz worktop surfaces and upstands. An excellent range of integrated appliances include a fridge and separate freezer, dishwasher, oven, grill and microwave, four ring ceramic hob and filter hood above. Two further full height cupboards, one shelved, one with pull-out baskets. On the opposite side of the central island unit is a raised breakfast bar with slate top on oak legs.

**DINING AREA** Inset ceiling downlighters, twin double glazed doors opening onto the rear garden, television aerial lead.

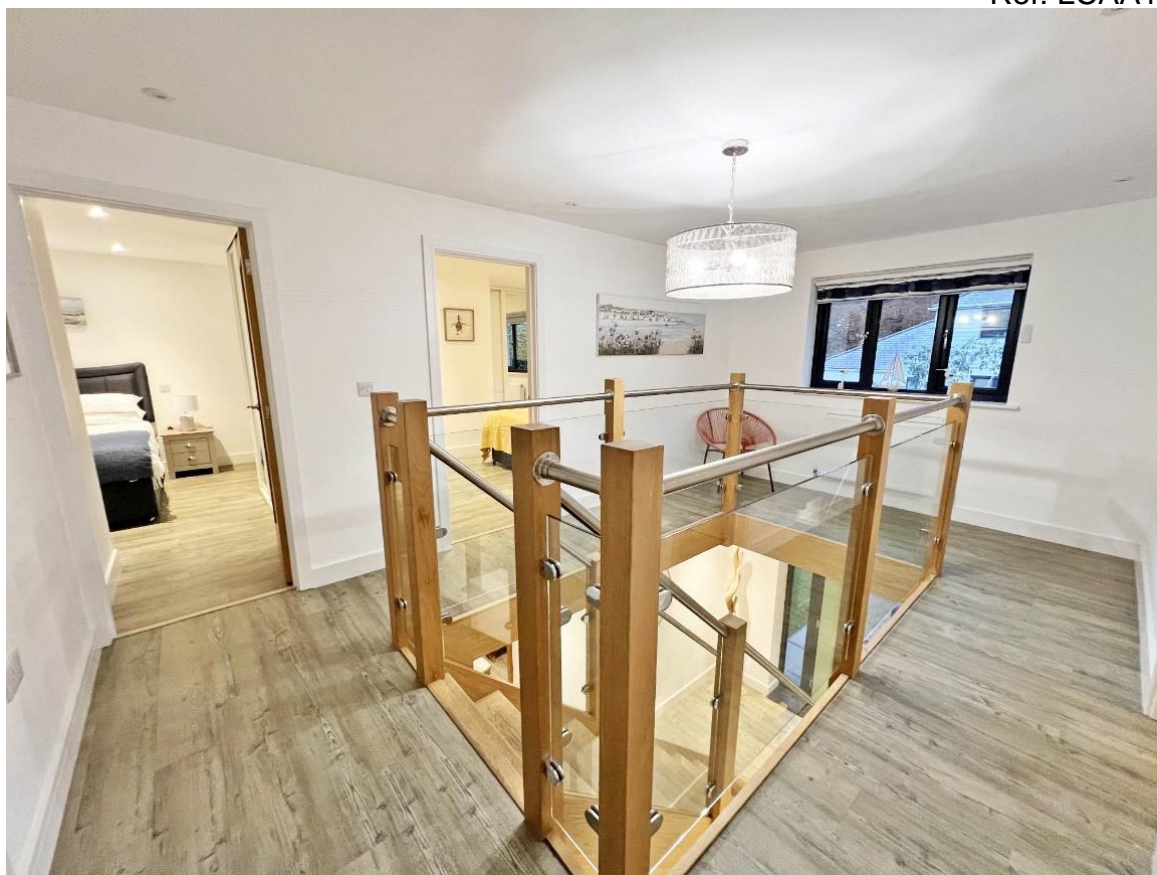
**UTILITY ROOM – 6'7" x 6'5"**

Part double glazed composite door opening onto the rear garden, built-in roll edged laminated worktop surfaces on either side with a range of base level cupboards and drawers and one full height cupboard. Tiled splashbacks, inset single drainer stainless sink unit with mixer tap, undercounter space for washing machine and tumble dryer, inset ceiling downlighters, extractor fan.

From the entrance hall a central oak staircase with oak newel posts, glass balustrading and stainless steel handrails ascends to a:-

**FULLY GALLERIED LANDING** Double glazed windows to the front, radiator, inset ceiling downlighters, doors off to:-





**BEDROOM 1 – 12' (including the wardrobes) x 9'6" plus door recess area** Double glazed windows providing views to the rear, radiator. Wood effect laminated flooring throughout, inset ceiling downlighters, built-in quadruple wardrobe with sliding doors incorporating hanging rail space and shelving.

#### **EN-SUITE BATHROOM**

White suite comprising a panel enclosed bath with tiled wall surround, fitted shower with flexible shower spray and rain head above with glazed screen to the side. Double width Duravit white ceramic wash hand basin with twin chrome mixer taps and tiled splashback with wall mounted mirror above. Duravit low level wc with Geberit chromium wall flush plate, opaque double glazed window, wooden laminated flooring, inset ceiling downlighters, extractor fan. Chromium ladder radiator/towel rail.



**BEDROOM 2 – 12'7" (including wardrobes) x 9'6"** Built-in double wardrobe with sliding doors, double glazed window overlooking the rear garden, radiator, wood effect laminated flooring, inset ceiling downlighters, door to:-

**EN-SUITE SHOWERROOM** Double size shower cubicle with tiled walls surrounds, flexible shower spray and rain head above. White wash hand basin on a vanity

cabinet with tiled splashback and wall mounted mirror above, low level wc, chromium ladder radiator/towel rail, laminated flooring.

**BEDROOM 3 – 12'9" (including en-suite) x 11'4"** Double glazed window to the front, built-in double wardrobe with sliding door, laminated wood effect flooring, inset ceiling downlighters, radiator. Door to:-

**EN-SUITE SHOWER ROOM** Double size shower cubicle with tiled wall surround, flexible shower hose and rain head above, white ceramic wash hand basin on a vanity cabinet with tiled splashback and wall mounted mirror above, low level wc, laminated wood effect flooring, chromium ladder radiator/towel rail, inset ceiling downlighters, extractor fan.

**BEDROOM 4 – 12'7" x 9'5"** Double glazed window to the front, radiator, built-in double wardrobe with a nest of three drawers to the side and slate shelf above, inset ceiling downlighters, TV point, laminated wood effect flooring. Door to:-

**EN-SUITE SHOWER ROOM**

White suite comprising a double size shower cubicle with tiled wall surround, fitted flexible shower hose and rain head above. White ceramic wash hand basin on a vanity cabinet



with tiled splashback and wall mounted mirror above, low level wc, chromium ladder radiator/towel rail, inset ceiling downlighters, extractor fan.

**BEDROOM 5 / STUDY – 7'6" x 6'5"** Double glazed window overlooking the rear garden, laminated wood effect flooring, inset ceiling downlighters, loft hatch access.

### **OUTSIDE**

Seashells is approached via an asphalted driveway which sweeps into the front garden where it broadens with part brick pavioured, part asphalted parking area with sufficient room for 3 or 4 vehicles. Steps descend from the driveway to the entrance porch with a paved path across the front of the house and a small area of lawn to the right hand side. There are gated accesses on both sides of the house to the rear. The drive to the left provides access to the **ATTACHED GARAGE – 22' x 12'9"** Remote controlled metal roller shutter door to the front, wall mounted electric circuit breaker boards, electric light and power points. In one corner is a pressurised hot water cylinder with immersion facility, generous eaves storage space. Freshwater tap for washing cars etc. The left hand gated side access has the electric meter box mounted into the side wall of the garage.

A paved path leads down the side of the house into the rear garden. The rear garden is mainly lawn with a raised paved sitting area to the rear of the garage and a further, larger, sunken paved patio area in the rear corner providing the perfect suntrap. The remainder of the gardens are laid to lawn with a paved path along the back and down each side of the house. The boundaries comprise a mixture of hedging and fencing providing a good screen and there is outside lighting along the back of the property. There is an electric car charging point at the front of the garage.



### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL26 6AL.

**SERVICES** Mains water, mains electricity, mains drainage. Air source heat pump providing hot water underfloor heating to the ground floor, radiators to the first floor.

**COUNCIL TAX BAND** Small Business Rates (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Approach St Austell from the Truro direction on the A390 and proceed along St Austell bypass heading towards Liskeard. Go past ASDA on your right and go up to the next set of traffic lights at which turn right onto Porthpean Road. Follow Porthpean Road across a mini roundabout and onwards to a crossroads at which turn left and then immediately right through granite gateposts onto a treelined driveway. Follow this road all the way to the end where it bears left into a close of modern houses. Bear left into the close and proceed past a house on the right and Seashells is directly ahead of you at the end of the close.

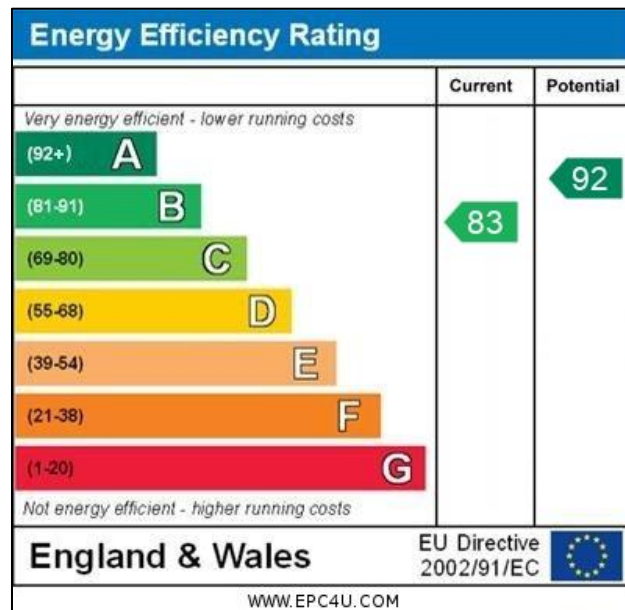
**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.



**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**

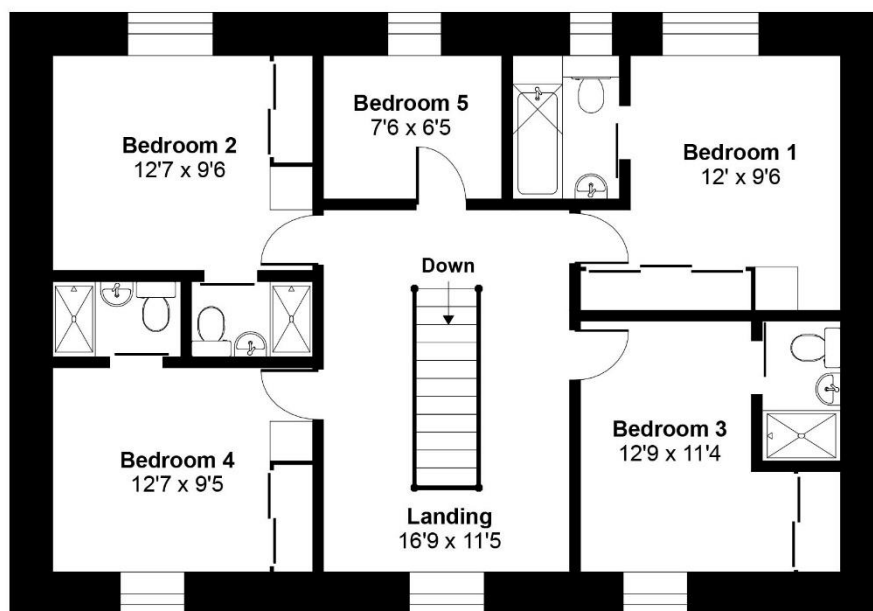
## Seashells, The Drive, Duporth, St. Austell

Approximate Area = 1768 sq ft / 164.2 sq m

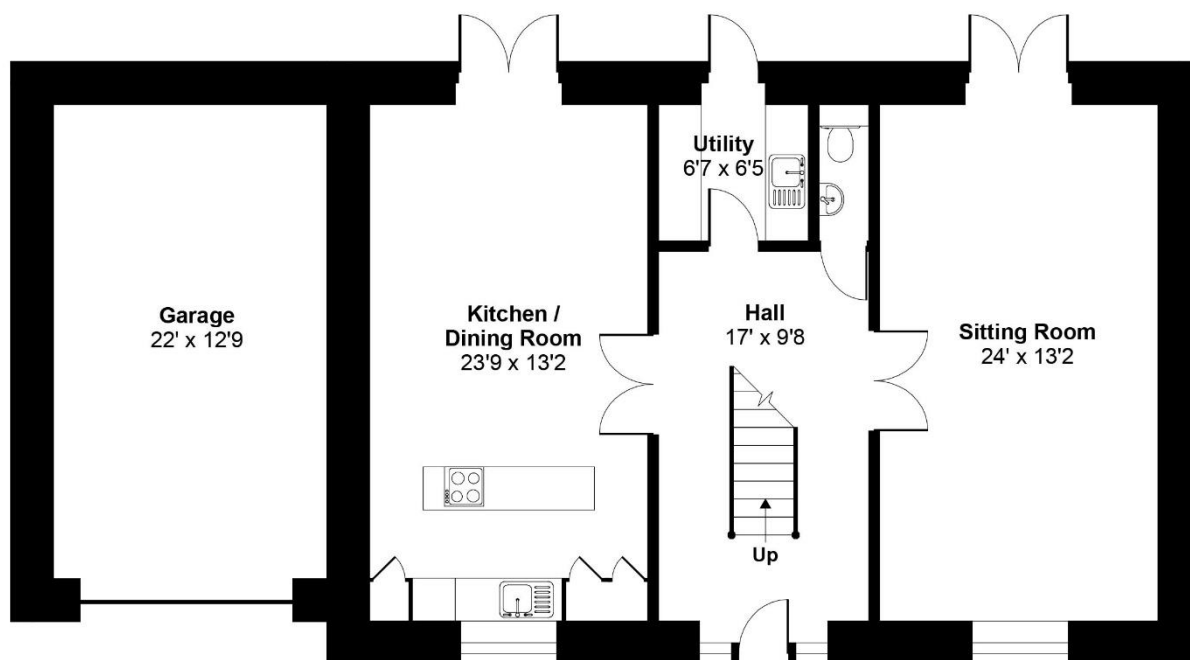
Garage = 283 sq ft / 26.3 sq m

Total = 2051 sq ft / 190.5 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lillcrap Chilcott. REF: 1219202



