

# BELVEDERE

69 SEA ROAD, CARLYON BAY, CORNWALL



LILLICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT







Viewing strictly by appointment through the vendor's Sole Agent:

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*Charlestown 1 mile, Fowey 6 miles, St Austell 2½ miles, (mainline rail link to London Paddington 4½ hours), Truro 14 miles, Plymouth 37 miles.  
All distances and times are approximate.*

**Superbly positioned on an exclusive and highly sought after private coastal road on Cornwall's golden riviera coast, a palatial cliff top mansion enjoying a prominent and elevated position, frontline and detached, within enclosed and private grounds of just under an acre, commanding stunning, panoramic sea and coastal views.**

**The impeccably presented accommodation extends to 6,292sq.ft. over three floors comprising 6 bedrooms, 5 bathrooms, 3 reception rooms, an indoor swimming pool and gymnasium with a huge penthouse entertainment area enjoying a fabulous sea facing balcony.**

**An electrically gated 'in and out' driveway provides plenty of parking, access to the double garage and vast, level lawned gardens to the rear.**

## SUMMARY OF ACCOMMODATION

**Ground Floor** Reception hall, sitting room, dining room, spacious refitted kitchen/breakfast room, sun room, utility room, wet room, bedroom, indoor heated swimming pool with lounge area and gymnasium.

**First Floor** Landing, principal bedroom with en-suite bathroom and walk-in wardrobe, guest bedroom with en-suite bathroom and walk-in wardrobe, 2 double bedrooms, 'Jack & Jill' en-suite shower room, further double bedroom (6 in total), family bathroom.

**Second Floor** Huge penthouse entertainment area with fabulous sea facing balcony.

**Outside** Twin, electrically gated entrances access an 'in and out' brick paved driveway which extends through the gardens to a double detached garage and parking area at the rear. Various paved sitting out areas around the house, broad paved terrace to porticoed entrance, vast level lawned garden with strategically planted shrub beds.

**In all, just under 1 acre.**







## LOCATION

Sea Road is an impressive private road which has, for decades, been renowned throughout this area as one of the foremost residential locations for coastal property and comprises, predominantly, large, detached residences built at various times during the past 50–60 years, each set in generous gardens.

The road is renowned for the distinctive blue hydrangeas which line a number of the frontages and the houses, and their grounds always appear particularly well looked after, creating a most congenial and rather ‘special’ location. Belvedere is set towards the eastern and long established end of Sea Road literally 2 minutes level walk from the cliff top and the 18-hole Carlyon Bay Golf Course which belongs to the highly acclaimed 4-Star Carlyon Bay Hotel. There are excellent sandy beaches within a 5 to 10 minute walk, and the South West Coast Path is accessed opposite Belvedere via a coastal ‘green’ perfect for dog walking etc.

To the east are superb scenic coastal walks to the east via Gribbin Head and on to the historic town of Fowey and to the west via Charlestown, across Carrickowel Point and down over Black Head and beyond. Carlyon Bay is served by local shops catering for most day to day needs and St Austell, about 2 miles away is the nearest administrative and commercial centre with a good range of shopping, schooling and commercial facilities plus mainline station with railway service to London Paddington (approximately 4-4½ hours). The cathedral city of Truro, about 14 miles away to the west, provides first class shopping, business and commercial facilities plus private and state schooling. Cornwall Airport Newquay offers regular flights to a variety of UK and some European destinations.

There are sailing clubs at Porthpean, Pentewan and Fowey – the latter being a particularly interesting and historic town with a deep natural harbour suitable for larger sailing craft. Nearby is the charming, quaint port of Charlestown, a World Heritage Site, and was constructed circa 1801, designed by the engineer John Smeaton (responsible for the Eddystone Lighthouse). An idyllic stroll from Sea Road over the cliffs, Charlestown has long established itself as a perfect film set for Poldark, The Onedin Line, The Voyage of Charles Darwin, The Eagle has Landed, The Three Musketeers and The Scarlet Pimpernel and many, many more – all partly filmed there.



## DESCRIPTION

Belvedere extends to approximately 6,292sq.ft. of impeccably presented accommodation. The property is currently holiday let which could potentially mean that moving in and taking up residence for the new owner would be simplicity itself as the contents may also be available by negotiation.

Belvedere was originally built in 1935 and then significantly extended by a previous owner in 2009 to particular and exacting requirements and specifications. The current owners have added touches to this and improved the property further, including replacing the front paved terrace that flanks the porticoed entrance, with a quality pale, stone paving. This luxuriously appointed coastal residence is both practical and spacious with versatile accommodation arranged over three floors. The accommodation would lend itself extremely well for use as a large family home whilst remaining sufficiently manageable to be of appeal for those who are retiring or require a second home.

Belvedere occupies one of the largest plots on Sea Road with a handsome, broad frontage to the road serving an ‘in and out’ driveway (with twin electrically gated entrances), providing parking to the front and side of the house, extending into the rear garden where it accesses an integral double garage. The plot extends to just under an acre and is virtually level. Immediately adjacent to the road is a broad lawned verge behind which are attractive low stone walls topped by ornamental railings and semi shielded by low shrubs. The shrubs are kept at a height that ensures they do not intrude into the stunning sea and coastal views available from this elevated position, whilst preserving a degree of privacy.

The accommodation is impeccably maintained and appointed to a very high standard with the liberal use of fine oak joinery, high quality bathrooms, gas fired central heating, sealed unit double glazed windows and doors and a superb leisure facility comprising an indoor swimming pool with lounge area and separate gymnasium plus changing room/shower room.

The generous reception rooms include a superb, fully fitted and spacious kitchen/breakfast room with bespoke kitchen units, honed granite worktop surfaces and an excellent range of integrated appliances. Double doors open from the kitchen/breakfast room into the pool room and a large dining room that extends into a semi circular sun room overlooking the gardens. A delightful dual aspect sitting room enjoys stunning views over St Austell Bay and the Gribbin Headland, and the ground floor is completed by a utility room, shower room and double bedroom which enjoys stunning sea views.

On the first floor, the principal and guest bedrooms enjoy sumptuous sea views, and both have en-suite facilities as well as walk-in wardrobes. There are three further double bedrooms, two of which share a ‘Jack & Jill’ en-suite shower room and there is a beautifully appointed family bathroom. On the second floor is a superb open-plan penthouse entertainment room (34’ x 20’5”) with sea facing balcony.

To the rear and side of the property are paved sun terraces with ample space for garden furniture and a further paved terrace can be found at the rear of the garage. The level lawned gardens have strategically planted shrub beds creating sheltered areas within which to sit and enjoy the sun. The boundaries comprise a mix of hedging, trees, walls and fencing, providing an excellent privacy screen.

**The sale of Belvedere represents a rare opportunity to acquire a beautifully presented home of stature, dignity and pristine quality, centrally positioned within a large level site of just under 1 acre.**

**The availability of such a fine home on a sought after private coastal road within easy reach of the local beaches and a renowned coastal golf course is extremely limited and accordingly interested buyers are very strongly advised to make time to view Belvedere at the earliest opportunity.**

**The house, coastal setting and views can rightfully be described as sensational.**





## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Pillar supported covered entrance flanked by stone terrace. Impressive wood front door with double glazed windows on either side opening onto the:-

**RECEPTION HALL** Open tread oak staircase to the first floor, coved ceiling with inset downlighters, dado rails, passage to service areas. Glazed door with screens on either side to:-

**SITTING ROOM – 23'5" x 13'8"** A lovely dual aspect room with double glazed windows to the front overlooking St Austell Bay, coved ceiling with inset downlighters, television aerial points.

**DINING ROOM / SUN ROOM – 31'7" x 11'3" in the dining room, extending to 23'3" max. in the sun room.**

**DINING AREA** Tiled flooring throughout with underfloor heating, coved ceiling with inset downlighters, double glazed doors with windows on either side opening onto the pool room. Two steps drop down to the:-

**SUN ROOM** Semi circular with double glazed French doors opening onto the garden and double glazed windows all round. Ceramic tiled floor with underfloor heating.

**KITCHEN / BREAKFAST ROOM – 23' x 15'3"** The kitchen is well fitted with a range of base level cupboards and drawers with further matching wall and full height cupboards, with surrounding honed black granite worktop surfaces and upstands. Central island unit with undercounter cupboards and drawers on one side and a breakfast bar on the other. Inset 1½ bowl stainless steel sink unit with mixer tap and draining board to one side. An excellent range of integrated appliances include a dishwasher, a Britannia cooking range with six ring gas hob and filter hood above, double oven/grill beneath and a pan storage drawer, Neff microwave/oven, full height fridge and separate freezer, adjacent pull-out spice rack cupboard. Carousel corner unit and pull-out bin cupboard. Pelmet lighting to the worktop surfaces. Oak flooring throughout with underfloor heating, dual aspect with double glazed doors to the rear garden, coved ceiling with inset downlighters, two bifold glazed doors to the dining room.



**UTILITY ROOM – 13' x 5'2"** Base level, full height and wall mounted cupboards, roll edged laminated worktop surface with inset single drainer stainless steel sink unit and mixer tap. Undercounter space for tumble dryer and washing machine. Cupboard housing two wall mounted consumer circuit breaker boards. Tiled flooring, coved ceiling with inset downlighters and loft hatch access. Windows overlooking the pool room.

**BEDROOM 6 – 13'7" x 13'5"** Dual aspect with double glazed sliding door and adjacent window opening onto the front terrace and three large arch topped double glazed windows overlooking St Austell Bay and the Gribbin Headland. Coved ceiling with inset downlighters and a range of built-in furniture.

**SHOWER ROOM** White suite comprising a double sized shower tray with tiled wall surrounds and rain head. White wash hand basin set in a vanity cabinet with tiled toiletry shelf to the side, low level wc with concealed cistern. Fully tiled walls, waterproof flooring, chromium ladder radiator/towel rail, inset ceiling downlighters. Door to:-

**POOL ROOM (L-SHAPED) – 41' average x 23' plus 30'2" x 21'5"** A fantastic entertaining area with a 17' high apex vaulted roof with central run of double glazed windows. Large central pool with access steps. Double glazed doors to the rear garden and a paved terrace. Double glazed skylight windows. Cream tiled flooring throughout with underfloor heating, inset uplighting in strategic places and wall lights. Door to plant room housing the hot air vent system, filtration/pumping equipment for the swimming pool, a wall mounted electric consumer circuit breaker board and door returning to the hall. Doors to boiler room housing two gas fired boilers, (one for the house one for the pool). Door to shower room and steps descending to a part glazed wooden door to the:-

**GYM – 22'2" x 11'** Dual aspect with double glazed doors to the rear garden and a paved terrace. Large wall mounted mirrors down one side, double glazed side window. Wall mounted electric radiator, interconnecting door to garage.

From the entrance hall an open tread oak staircase with frosted glass risers and stainless steel stanchions with glazed safety panels topped by an oak handrail, ascends to the:-

**FIRST FLOOR GALLERIED LANDING** On the seaward side, a double glazed door opens onto a balcony and provides fantastic views over St Austell Bay to the Gribbin Headland. Staircase to the second floor. Airing linen cupboard with twin wooden doors, coved ceiling with inset downlighters. Doors off to:-

**BEDROOM 1 – 14'6" x 14'** Three large double glazed windows to the front provide stunning sea and coastal views. Coved ceiling with inset downlighters, television aerial point. Doors off to:-

**EN-SUITE BATHROOM** White suite comprising a diamond shaped bath with extending shower hose, chromium mixer tap and tiled toiletry shelving to the side. Fully tiled shower cubicle with fitted shower and chromium fittings, low level wc with concealed cistern, white ceramic wash hand basin on a vanity cabinet with mirror and light above, fully tiled walls and flooring. Coved ceiling with inset downlighters, double glazed window overlooking the rear garden.

**WALK-IN WARDROBE** Twin height hanging rails down one side and a range of fitted shelving on the other.

**BEDROOM 2 – 13'9" x 13'8"** Three double glazed windows provide lovely views over the bay and surrounding coastline, coved ceiling with inset downlighters. Door to:-

**EN-SUITE SHOWER ROOM** Large shower cubicle with fitted shower and chromium fittings, twin his and hers wash hand basins with wall mounted mirror/lights above, a vanity cabinet below and a low level wc. Fully tiled walls and flooring, chromium ladder radiator/towel rail, double glazed window to the side, coved ceiling with inset downlighters.

**WALK-IN WARDROBE** Hanging rails to one side, shelves to the other and fitted mirror, coved ceiling with ceiling light point.

**BEDROOM 3 – 13'9" x 11' plus door recess area.** Double glazed windows overlooking the rear garden and countryside beyond. Fitted double wardrobe with sliding mirror fronted doors. Coved ceiling with inset downlighters. Door to:-

**JACK & JILL EN-SUITE SHOWER ROOM** Corner tiled shower cubicle with fitted shower, low level wc, wash hand basin set on a vanity cabinet, wall mounted mirror and light, electric shaver point. Tiled walls and flooring, chromium ladder radiator/towel rail, extractor fan. Door to:-







**BEDROOM 4 – 11'3" x 10'6" min. 15'3" max.** plus a corridor leading back to the landing. Double glazed windows overlooking the rear garden, coved ceiling with inset downlighters. Door to Jack & Jill en-suite shower room.

**BEDROOM 5 – 11'7" x 11'2"** Double glazed window to the side, coved ceiling with inset downlighters.

**FAMILY BATHROOM** White suite comprising a panel enclosed 'P' bath with chromium mixer tap and shower attachment with glazed screen to one side, white wash hand basin in a vanity cabinet with tiled toiletry shelving to the side, low level wc with concealed cistern. Tiled walls and flooring, double glazed window, coved ceiling with inset downlighters, chromium ladder radiator/towel rail.

From the first floor landing an open tread oak staircase with frosted glazed risers and stainless steel and glass balustrading with stanchions to one side topped by an oak handrail, ascends to:-

**SECOND LOUNGE / GAMES ROOM – 34' x 20'5", extending to 27' at the front.** Built into the eaves with slightly restricted head height to the sides. Four double glazed skylight windows and an atrium above the stairs with double glazed panels. Double glazed bifold door opening onto a balcony with slate flooring, stainless steel/glass rails and panels enjoying dramatic views out over St Austell Bay to the Gribbin Headland. Lockable storage cupboards on either side, oak flooring with underfloor heating, inset ceiling downlighters, TV aerial points.

## OUTSIDE

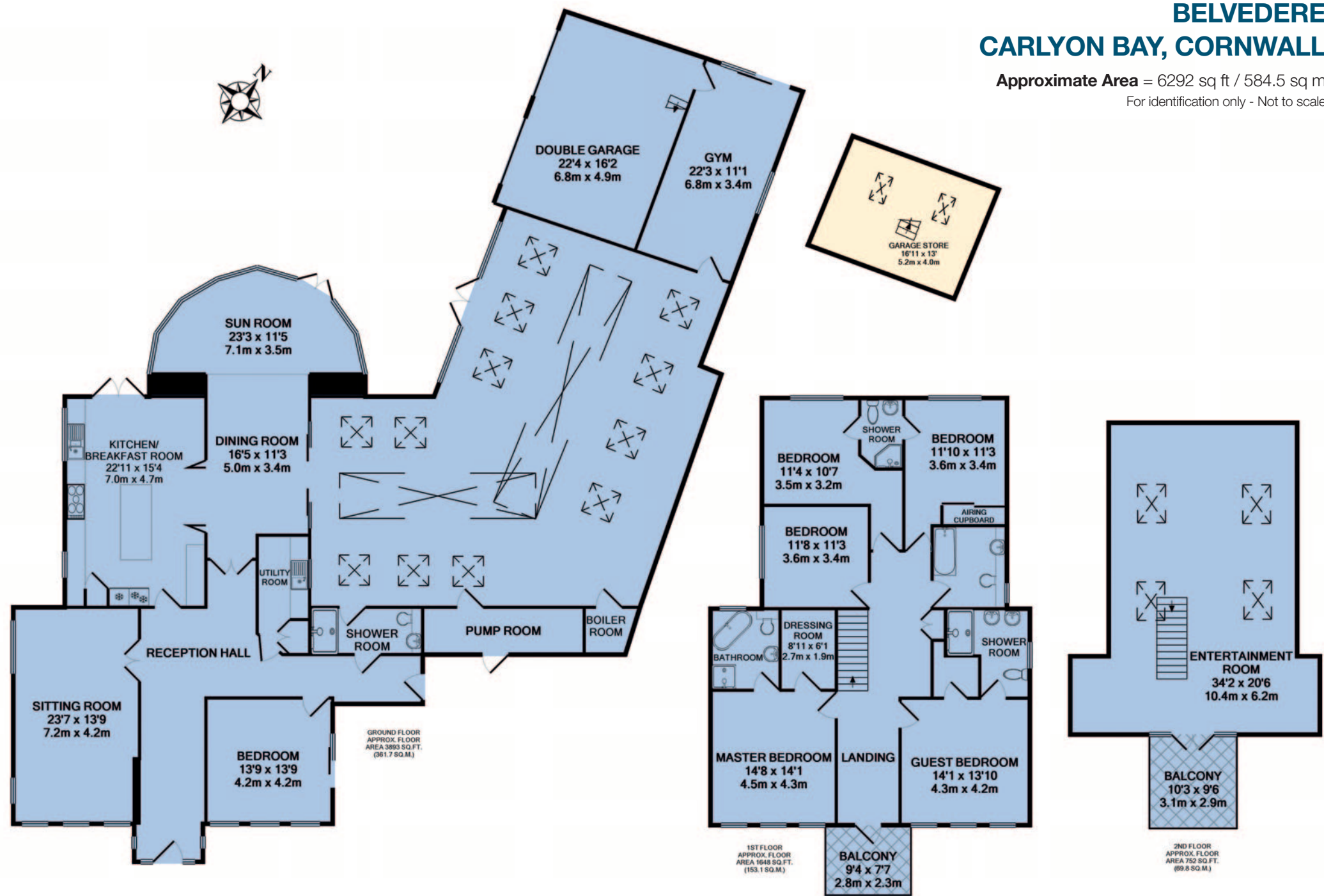
Belvedere is approached from the road via an 'in and out' electrically gated brick pavioured driveway. The front boundary comprises low level stone walling topped by ornate black railings with shrubs providing a privacy screen and a broad grass verge out to the road. Semi circular parking area in front of the house. The drive proceeds along the side of the house and around to a parking and turning area at the rear, giving access to an **ATTACHED DOUBLE GARAGE – 22' wide x 16'2" deep.** Twin up and over remote controlled metal doors to the front, electric light and power points. Interconnecting personal door to the gym, a staircase ascends to an:-

**ATTIC STORE / STUDIO – 6'9" x 13' floor area.** Twin double glazed skylight windows. Built into the eaves with restricted head height to the sides, electric power and light points.

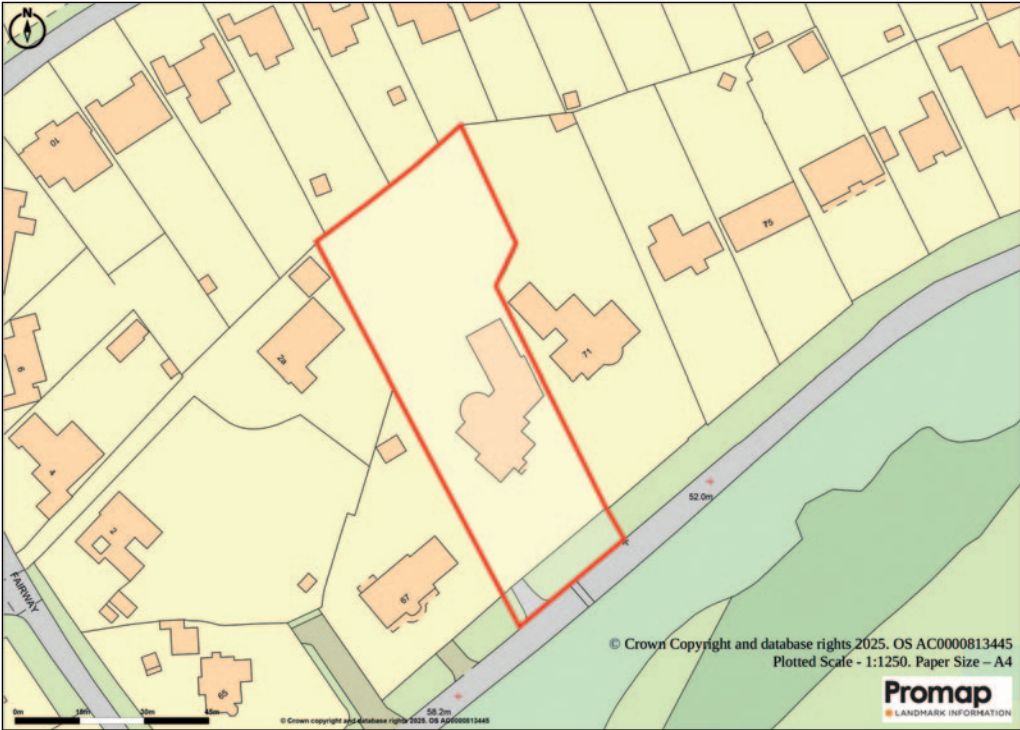
The driveway leading to the garage is flanked by shrubs and wooden fencing providing a privacy screen. Paved terrace around the house continuing to a broader paved terrace at the rear. Beyond the garage is a paved terrace and a broad swathe of lawn broken by strategically planted shrub beds which provide sheltered areas through the gardens. The boundaries comprise mature shrubs, trees, wooden fencing and walls and in all, the grounds are approaching an acre.











## 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** PL25 3SQ,

**SERVICES** Mains water, mains electricity, mains gas and mains drainage.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband available – 45Mbps download speed. 8Mbps upload speed.

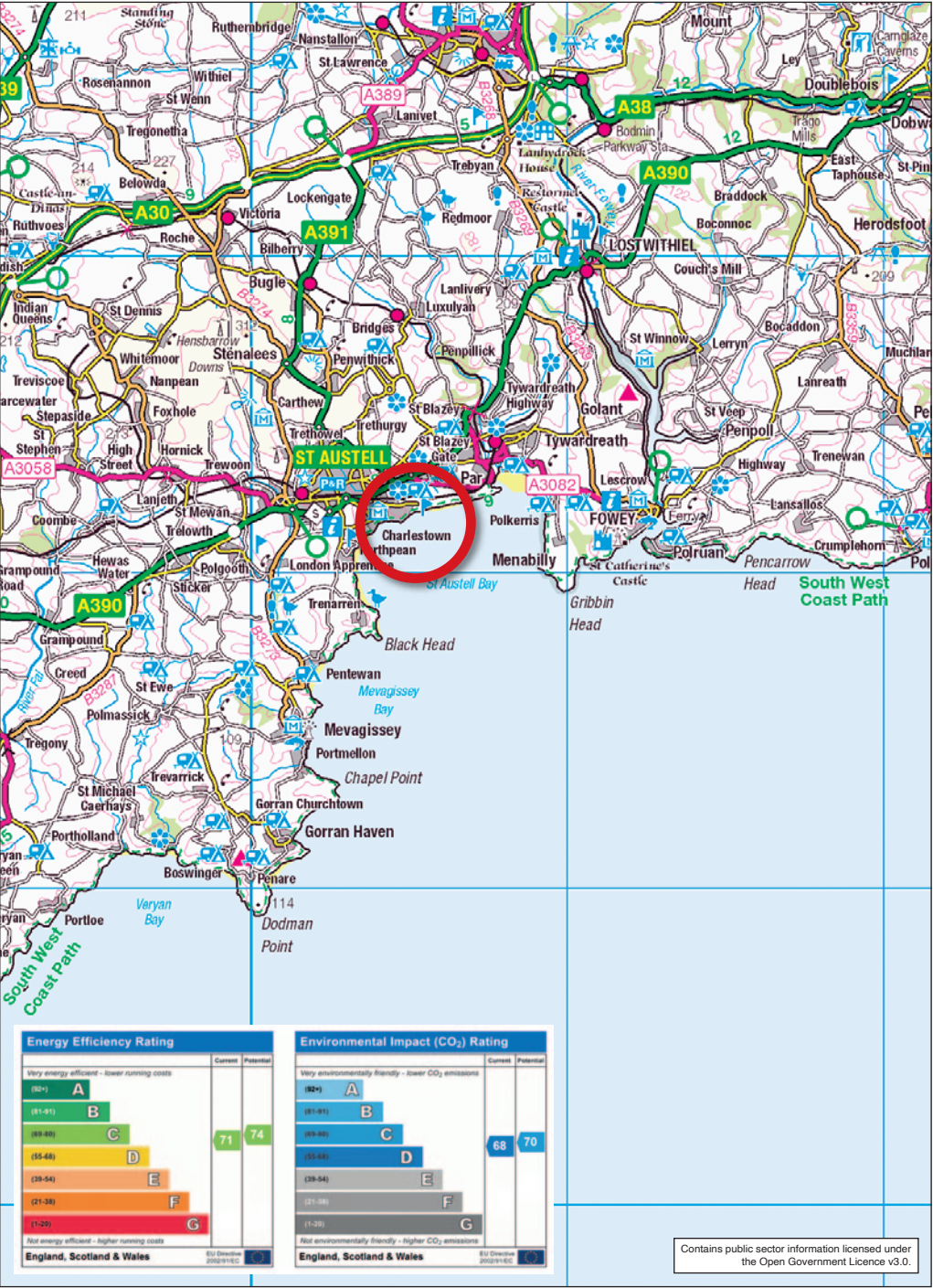
**COUNCIL TAX BAND** H (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Proceed east from St Austell on the A390 proceeding down through Holmbush (passing Tesco's). At the next set of traffic lights turn right into Holmbush Arch Road. Proceed up this road, under a bridge and at the roundabout turn left on to Crinnis Road follow this past Charlestown Primary School on the left hand side, after which take the next right into

Sea Road. Follow Sea Road, past the Porth Avallen Hotel, along the crest of the hill and as you start to descend, towards the Carlyon Bay Hotel, Belvedere, 69 Sea Road will be found on the left hand side.

**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 CORNWALL ESTATE AGENT

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