

Key Features

Superb Grade II
Listed Conversion

3 Large Bedrooms
(Principle with En Suite)

Gallery Landing

Living Accommodation
with MF Burner

Appealing Level Garden

Workshop & Garage
Parking



CARBIS WHARF PL26 8LA

A Unique and Stylish 3 Bed Home with Character and Charm

This superbly presented reverse-level home is a standout example of a sympathetic conversion, blending thoughtful design with stylish detailing throughout. Offering spacious and versatile accommodation, the Grade II Listed property will appeal to buyers who value architectural character and tasteful modern living.

The accommodation comprises 3 well-proportioned bedrooms, including a generous principal suite with dressing room and en suite shower room. A contemporary family bathroom and a separate cloakroom complete the internal layout. Externally, the property boasts a generous garden, a workshop, a garage, and a log store—providing excellent outdoor space and practicality. There is allocated parking to the front, with additional parking to the rear.

NO ONWARD CHAIN

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT

About The Property and Location

This stunning Grade II Listed property is a super example of a sympathetic conversion. At the heart of the home is a stunning open-plan living area, beautifully enhanced by a striking Gothic-style window that overlooks the galleried landing—creating a dramatic and light-filled space ideal for both relaxing and entertaining. Settled within a tiny hamlet called Carbis, less than a mile from Roche, the building was once a fully functioning China clay dry, Carbis Wharf is now home to a selection of beautiful homes and ideally located for exploring both the north and south coasts.

Roche is an up-and-coming area, with ongoing road improvements and ideally located for ease of access to the A30. The market town of St Austell is approximately 6 miles with mainline railway station to London Paddington, Recreation Centre, Library, Cinema, a range of primary and secondary schools, a further education college, Bowling Alley and a range of public houses. Also on the south coast is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

Double glazed door and window. Wood effect flooring. Ceiling light. Glazed wood door and side panel providing natural light to:

Reception Hall

A beautifully designed space that sets the tone for the rest of the home. From here, doors lead to the bedrooms and family bathroom, while an elegant staircase rises to a striking mezzanine level, finished with a wood balustrade. A stunning Gothic-style window provides a dramatic focal point.

Bedroom

13' 1" x 12' 2" (4.0m x 3.7m)

Double-glazed walk-in box bay window to the front providing good natural light. Panel heater.

Bedroom

14' 1" x 13' 1" (4.3m x 4.0m)

Double-glazed walk-in box bay window to the front providing good natural light. Panel heater.

Principle Bedroom

Dressing Area

10' 10" x 7' 3" (3.3m x 2.2m)

Door to en suite and opening to:

Bedroom

13' 1" x 12' 6" (4.0m x 3.8m)

Good natural light provided by the double-glazed walk-in box bay window to the front. Panel heater.

En Suite

Low level WC, pedestal wash-hand basin, shower cubicle. Heated towel rail. Tiled floor. Inset ceiling spotlights.

Family Bathroom

Suite comprising low level WC, pedestal wash-hand basin, bath, shower cubicle, part-tiled walls, vinyl flooring. Heated towel rail. Wall heater.

Gallery Landing

From the Reception Hall six steps lead up to an impressive gallery landing with wood balustrade. Solid wood doors lead to the kitchen and lounge areas. High level door gives access to storage.

Cloakroom

Low level WC. Wash-hand basin. Tiled floor. Heated towel rail. Extractor fan.

Open Plan Living Area

Whilst open plan, there are part-walls providing distinct areas for the lounge, dining room and kitchen. Beamed ceiling.

Lounge

18' 8" x 18' 1" (5.7m x 5.5m)

Stylish double glazed wood doors with glazed size panels give access to the garden. High level wood door providing superb generous storage area.

Dining Room

14' 9" x 12' 10" (4.5m x 3.9m)

Gothic window to gallery area. Velux rooflight.

Kitchen

14' 1" x 12' 10" (4.3m x 3.9m)

Generous range of wall, base and drawer units with worktops over incorporating a stainless steel sink and drainer. Built-in oven and ceramic hob with extractor over. Space and plumbing for washing machine. Plinth heater. Velux rooflight.

Exterior

The property boasts a generous garden with large circular patio with areas of lawn. There is also a workshop, garage and log store. Double wooden gates to the rear boundary provide access for parking.

Workshop - 16' 5" x 10' 6" (5.0m x 3.2m)

Power and light

Garage and Parking

Three parking spaces to the front, with additional parking to the rear. Timber garage.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services –Electric & Mains Drainage

What 3 words - [///kindest.stiletto.wove](http://kindest.stiletto.wove)

Tenure – Freehold

Service Charge – £500pa

Probate – Granted

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to view this property, or require any further information, please contact the office on 01726 73483.



Kitchen



Dining Room



Lounge



Fireplace



Gallery Landing



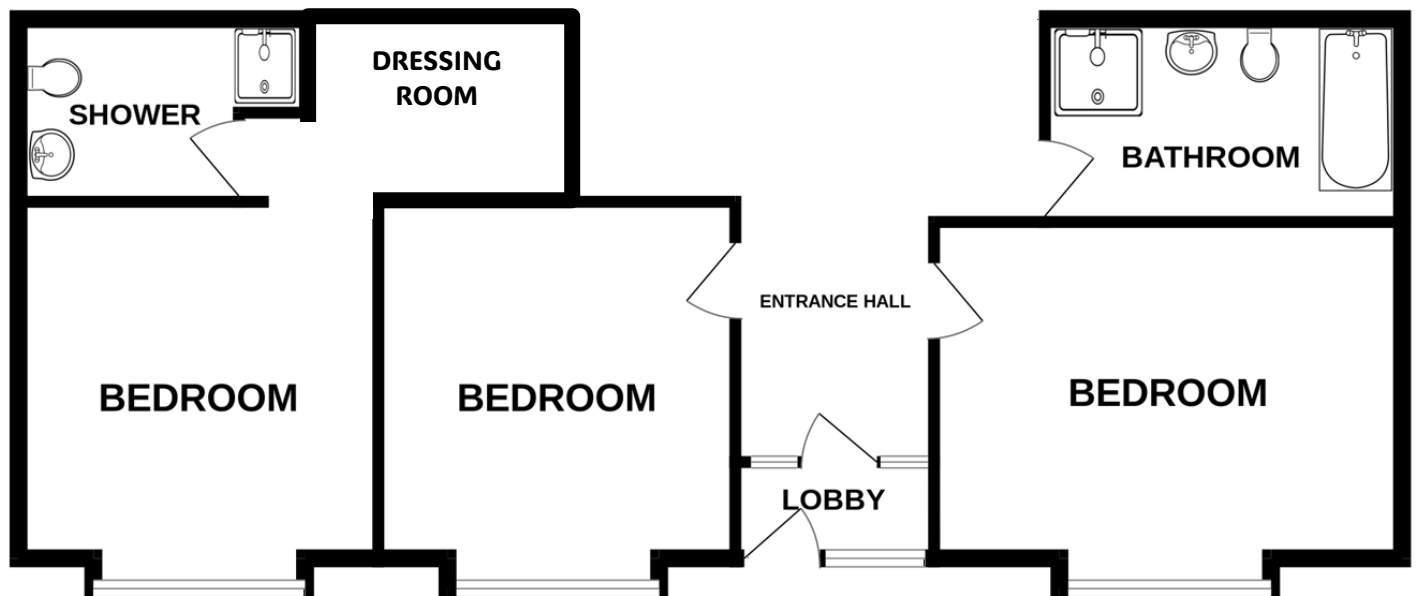
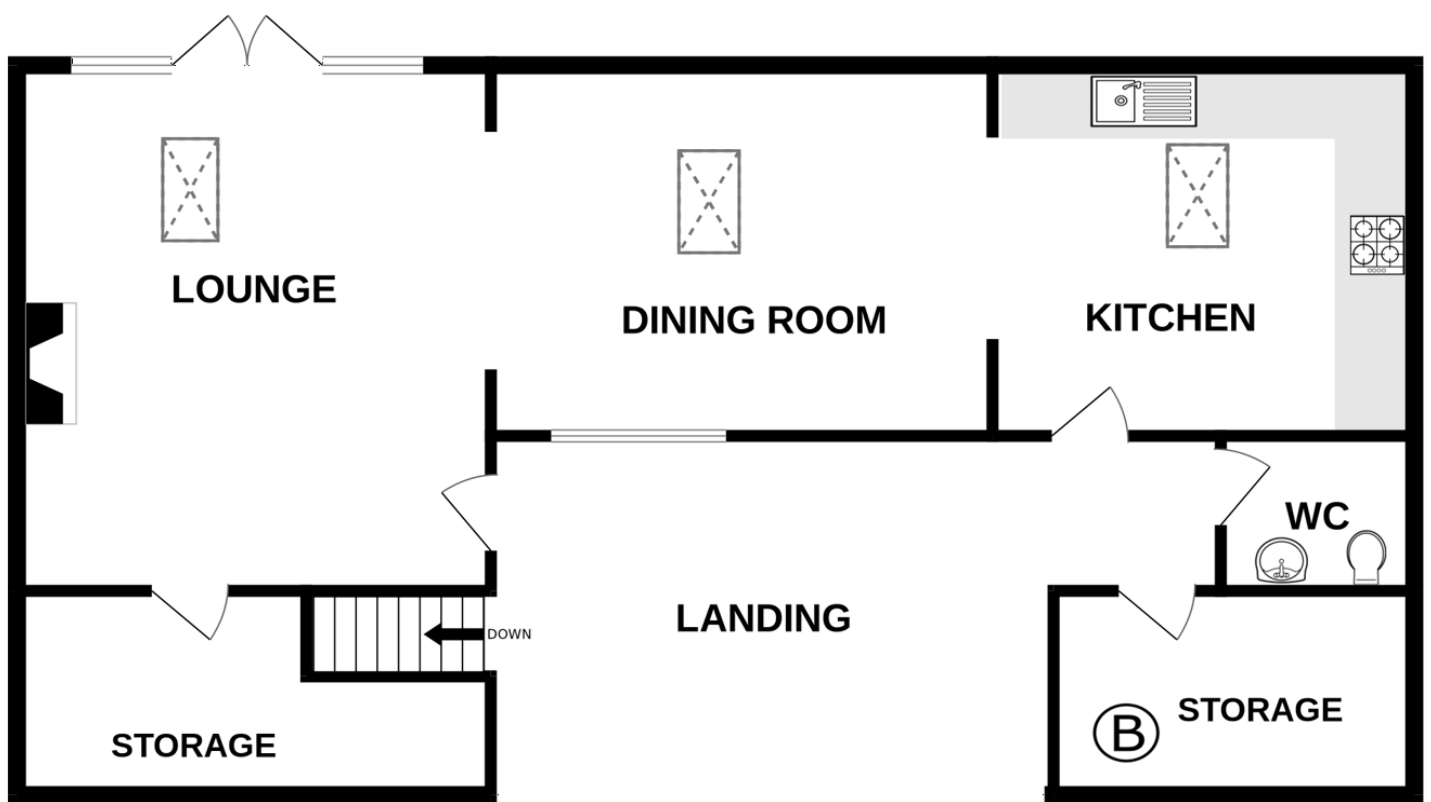
Bedroom 3



Family Bathroom



Front Elevation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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