



The Retreat



The Retreat

Porthpean Beach Road, St. Austell, Cornwall, PL26

Porthpean Beach ¼ mile Charlestown 1 mile St Austell Centre
and Railway Station 2.5 miles

In the renowned Porthbean Beach Road area, a substantial residence partial sea views of Carlyon Bay and the coastline, a detached annexe building, parking and landscaped gardens

- Halls
- Kitchen & Dining Room
- Utility Room & 2 Cloakrooms
- Living Room
- 4 Bedrooms, 1 En Suite & Bathroom
- Private Parking
- Extensive Well Landscaped Front, Side & Rear Gardens
- Detached Annexe Building
- Freehold
- Council Tax Band F

Guide Price £950,000

SITUATION

Off Porthpean Beach Road, The Retreat is situated in picturesque countryside between the harbour villages of Charlestown and Pentewan with the nearest beach being Porthpean. Porthpean is an attractive and particularly sought after coastal village with an unspoilt sandy beach, friendly sailing club and golf course overlooking the bay. There is also easy access onto the South West Coast Path with its coastal scenery in both directions. Nearby Charlestown is renowned for the Georgian harbour built by local landowner Charles Rashleigh and is now home for the tall ships that moor there together with a variety of shops, galleries, restaurants and inns.

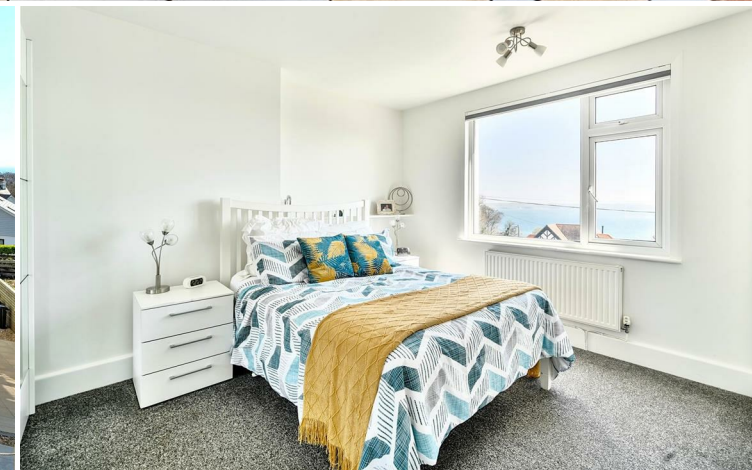
The centre of St Austell is about 2.5 miles and there is secondary schooling at Penrice School about a mile distant. From St Austell there is a station on the London Paddington line.

DESCRIPTION

The vehicular approach to The Retreat is to a recently created off-road private tarmac parking area. Steps lead up to a level paved terrace from which there is easy access to the Side Hall to the main house and also the Annexe.

The pedestrian approach is via a wrought iron gate to a path with side walls which leads up to a paved terrace from which there are accesses to the Sun Room, an Entrance Porch and also directly from an outside seating area into the Kitchen and Dining Room.

The accommodation with The Retreat is arranged over two storeys and offers a light and comfortable home.



The main entrance on the ground floor is to double-glazed enclosed Entrance Porch with double aspect from which a front door opens to the main Entrance Hall off which balustrade stairs lead to the first floor with under-stairs cupboard and a Cloakroom, Spacious Living Room with Sun Rooms off and Kitchen and Dining Room.

The Kitchen and Dining Room spans the full width of the house and includes a Kitchen with matching range of base and eye level units with worktop surfaces to splashback tiling, stainless steel single drainer sink unit with mixer tap and vegetable bowl, electric fan assisted oven and separate oven and grill built, four electric rings with extractor hood over, integral dishwasher and built-in refrigerator The Dining area with shelving and a cupboard, benefits from double-glazed doors with side lights to an outside paved Seating Terrace with glass balustrade and partial views to the sea at Carlyon Bay.

Off the Kitchen and Dining Room is a Side Hall with a doors to outside, a second Cloakroom and a useful Utility Room with range of storage cupboards and drawers, stainless steel single drainer sink unit and space and plumbing for washing machine and tumble dryer.

The first floor is approached via a turning balustrade staircase with a half Landing off which is a regular shaped Bedroom with double aspect and which leads up to a central Landing with Airing Cupboard, open shelving and doors off to a main Bedroom with picture window enjoying the views and with an En Suite Shower room with tiled shower, pedestal washbasin, wc and chrome heated towel radiator; Family Bathroom with panelled bath with shower and screen over, pedestal washbasin and wc; and, two other Bedrooms.

THE ANNEXE

Completed in 2023, the Annexe is a timber framed building with composite boarding under a split tiered flat roof and which is well-presented to the open market. Included is a Kitchen with a range of units, with stainless steel single drainer sink unit, space for electric cooker and refrigerator, Dining Area and on a higher level a Shower Room with shower, washbasin and wc and a main Living/Bedroom with full height sliding glazed doors to outside terrace.

THE OUTSIDE

The Retreat and The Annexe are complemented by recently well landscaped extensive gardens with expansive paved seating areas all around the house, areas of lawn and tiered lawn - all with good quality fenced borders.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating. Broadband: standard, superfast and ultrafast available (Ofcom). Mobile telephone: 02, Three, EE and Vodafone limited inside, and 02, EE, Three and Vodafone likely to be available outside (Ofcom).

DIRECTIONS

Proceed through St Austell on the A390 travelling eastwards. Pass Asda and at the traffic lights, turn right into Porthpean Road towards Duporth. Continue straight over at the roundabout and after about a further 200 yards, ignore the turning to the left towards Charlestown and pass the entrance to Ridgewood Close on the left. Take the next turning to the left into Porthpean Beach Road. Drive down the hill and take the first turning into the left in front of the red post box and into the private road. The Retreat is the third property on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

