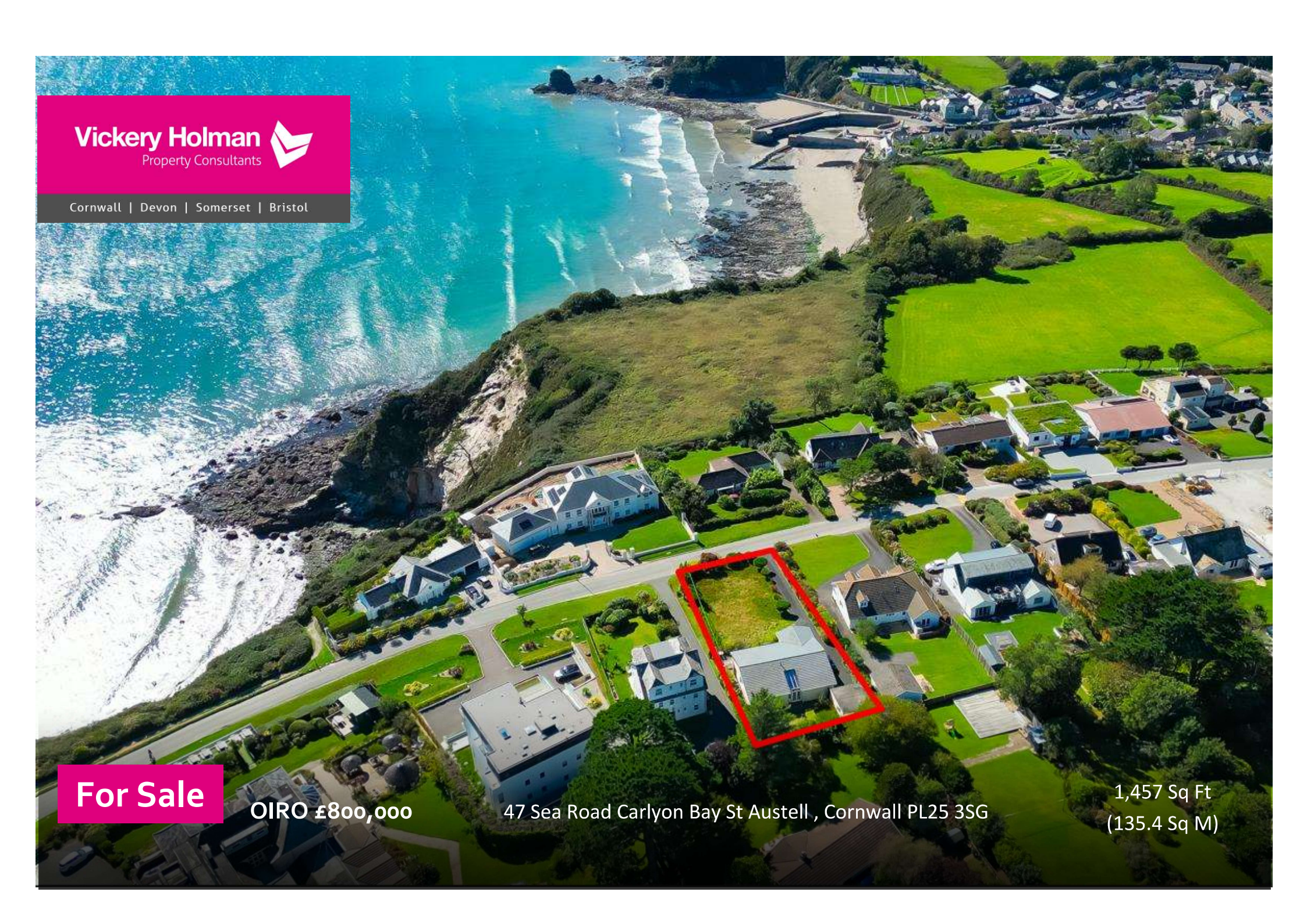




Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

OIRO £800,000

47 Sea Road Carlyon Bay St Austell , Cornwall PL25 3SG

1,457 Sq Ft
(135.4 Sq M)

Summary

- Panoramic sea views
- Sought after position on the private Sea Road, Carlyon Bay
- Renovation or re-development opportunity STP
- £800,000

Location:

The property occupies an elevated position situated on Sea Road in Carlyon Bay, providing panoramic sea views over St Austell Bay. Carlyon Bay provides a variety of facilities and amenities, including the prestigious Carlyon Bay Hotel and championship golf course, an expansive sandy beach, and access to the South West Coast Path. It is just a short distance from the historic harbour of Charlestown, home to a selection of popular restaurants such as The Longstore, Springtide, and the Pier House.

Description:

The property is a detached four-bedroom bungalow, benefiting from both front and rear access, a private

driveway, double garage, and large garden. A spacious entrance hall leads through to the accommodation, which includes a principal bedroom with en-suite facilities, enhanced by a dedicated pump for the 'power shower'. The remaining three bedrooms are served by a generous family bathroom.

Additional features comprise a well-equipped utility room with storage and housing for the gas boiler and hot water tank, a large kitchen, a split-level lounge/dining area, and a bright double-glazed conservatory with views onto the rear garden.

Externally, the rear garden offers a mix of paved terrace and landscaped garden, while the front of the property enjoys an expansive lawn adjacent to the driveway. The double garage is fitted with a remote-controlled roller door, power, and lighting, with further hard-standing in front providing additional off-road parking.

It is important to note that the property benefits from a new roof replaced in August 2025 and double glazing throughout, with triple glazing in the kitchen.

The plot in total extends to 0.3 acres and is registered under Land Registry Title number CL20507.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	135.4	1,457

Services:

We understand that mains electricity, water and drainage are connected to the property however, these

services have not been tested by the agents. Interested parties should make their own enquiries.

Planning:

The property offers a range of opportunities through re-development of the existing bungalow or via a new build development, subject to planning.

The 0.3 acres plot provides scope for an array of development with the benefit of expansive sea views.

Terms:

We are offering the freehold for sale via Private Treaty. We are welcoming offers in the region of £800,000.

Legal fees:

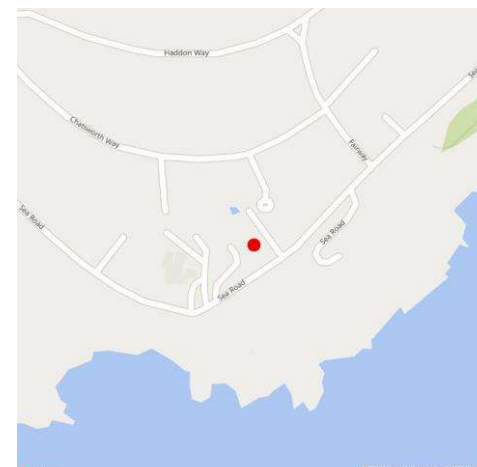
Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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