

Beach Road

Carlyon Bay

St. Austell

PL25 3PQ

Guide Price £540,000

- MODERN AND WELL-PRESENTED DETACHED HOME
- WITHIN WALKING DISTANCE TO THE BEACH
 - SOUGHT AFTER AREA
- PRIMARY AND SECONDARY SCHOOLS CLOSE BY
- LUXURY GOLF CLOSE WITHIN WALKING DISTANCE
 - UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- CONNECTED TO ALL MAINS SERVICES
 - COUNCIL TAX BAND C
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area 1065.00 sq
ft



3



1



1



85

PROPERTY DESCRIPTION

Smart Estate Agents are delighted to market this beautifully presented, modern three-bedroom detached home, ideally situated in the highly sought-after coastal location of Carlyon Bay.

Built in 2020 and occupying a generous plot, this contemporary home offers stylish, light-filled accommodation throughout, perfectly suited to modern family living. The ground floor comprises a welcoming entrance hall, two spacious double bedrooms, a shower room, and an impressive open-plan kitchen, dining and living area, creating a superb space for both everyday living and entertaining. The first floor is dedicated to the generous principal bedroom, complete with fitted wardrobes, alongside a separate WC. The property further benefits from underfloor heating throughout the ground floor, zone-controlled heating, bespoke fitted shutter blinds, and high-quality finishes throughout.

Externally, the home offers ample off-road parking behind private gates, providing both security and privacy. The substantial enclosed garden offers an excellent outdoor entertaining space, ideal for hosting family and friends or simply relaxing.

The property is connected to all mains services and is currently within Council Tax Band C. Viewing is strictly by appointment only and is highly recommended to fully appreciate the quality, space, and superb location this exceptional home has to offer.

LOCATION

Beach Road is situated approximately half a mile from the popular beach of Carlyon Bay. Carlyon Bay offers a range of amenities including general store/post office and takeaways. Carlyon Bay 18-hole Championship Golf Course is also less than half a mile away. The property is situated within the popular catchment area of Charlestown Primary School and Penrice Secondary School. The recently regenerated town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

ENTRANCE HALL

Skimmed ceiling. Recessed spotlights. Smoke sensor. Built in storage cupboard housing the consumer unit and underfloor heating controls. Thermostat. Skirting. Laminate flooring. Stairs to first floor. Doors leading to:

KITCHEN/LOUNGE/DINER

Double glazed French doors to front aspect with full length windows to either side. to right and left hand side. Double glazed window to the side aspect. Thermostat. Wall and base fitted units with roll top surfaces within the kitchen. Integrated washing machine, slim line dishwasher and fridge freezer. Four ring gas hob with electric oven and extractor. Sink with drainer and mixer tap. Breakfast bar. Cupboard housing combination boiler. Tiling around stain sensitive areas. TV and phone point. Underfloor heating. Laminate flooring.

BEDROOM TWO

Double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Thermostat. Ample plug sockets. Skirting. Underfloor heating. Laminate flooring.

BEDROOM THREE

Double glazed window and door out to the front aspect. Skimmed ceiling. Recessed spotlights. Thermostat. Ample plug sockets. Skirting. Underfloor heating. Laminate flooring.

FAMILY BATHROOM

Obscured double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Double shower with waterfall shower head and additional detachable head. Wash basin with mixer tap. WC with push flush. LED mirror with storage. Heated towel rail. Tiled throughout.

FIRST FLOOR

Skimmed ceiling. Smoke sensor. Eaves storage with broadband point. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

Double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Sharps fitted wardrobes. Thermostat. Ample plug sockets. Skirting. Laminate flooring.

WC

Skimmed ceiling. Recessed spotlight. WC with push flush. Wash basin with mixer tap. Tiled walls to water sensitive areas. Laminate flooring.

OUTSIDE

Wooden gates lead to a tarmacked driveway providing off road parking for multiple vehicles. Steps leading down to the front door. Wrap around laid to lawn garden. Slate chippings boarding the area. Outside power socket. Outside tap. Private patio area.

PARKING

This property benefits from ample off road parking.

SERVICES

This property is connected to all mains services and falls under Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: B

The building

Detached house, standard construction



Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Off Street and Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL353976):

- The owner cannot use the property for any trade or business; it must remain a private home.

- No buildings can be built or changes made to the property's layout unless they follow the original estate plan or receive specific approval from the estate company.

- The owner cannot claim 'rights of light or air'—this is a legal rule that would otherwise prevent neighbours from building something that blocks sunlight or airflow.

- There are additional rules and promises (known as restrictive covenants) contained in legal documents from 1963 and 2019 that the owner must follow.

Non-coal mining area: yes

Planning application: Planning opposite for a detached 4/5 bedroom home

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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To Arrange A Valuation

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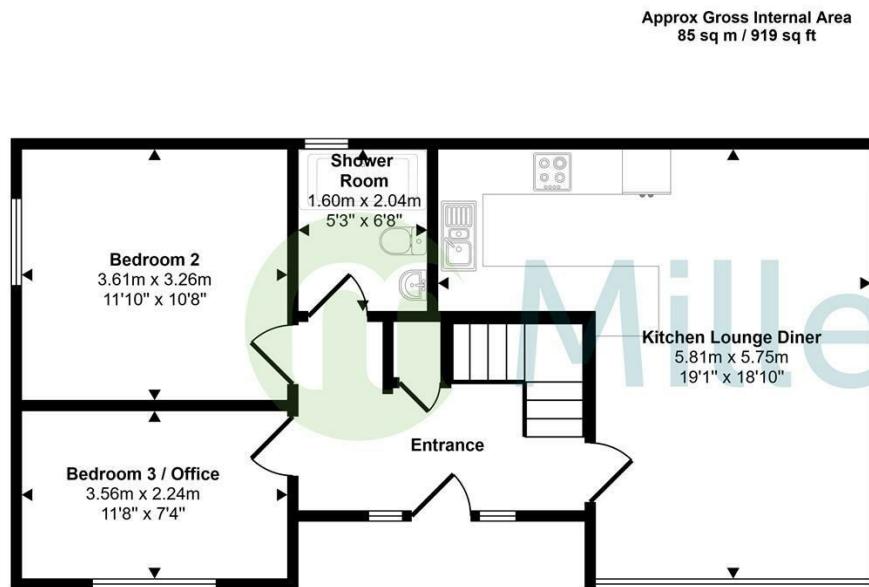
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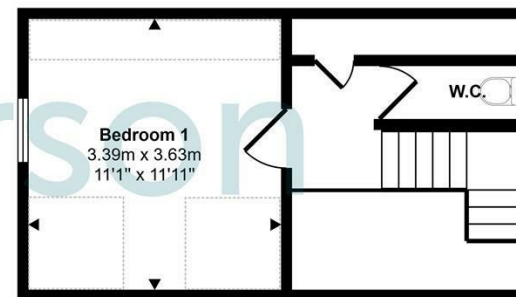


Scan
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Ground Floor
Approx 61 sq m / 656 sq ft

Denotes head height below 1.5m



First Floor
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	