



MAY WHETTER & GROSE

5 & THE ANNEXE FAIRWAY, CARLYON BAY, PL25 3QE
GUIDE PRICE £750,000



****TWO HOMES**** A GENEROUS SIZE TWO/THREE BEDROOM DETACHED DORMER RESIDENCE WITH THE ADDITION OF A LARGE MODERN ONE BEDROOM DETACHED ANNEXE WITHIN THE GROUNDS, LOCATED ON A FABULOUS CORNER PLOT WITHIN BEAUTIFULLY LANDSCAPED SUNNY ASPECT GARDENS. A SHORT DISTANCE FROM THE COASTAL FOOTPATH, BEACHES AND BOTH LOCAL PRIMARY SCHOOLING IN THE PRESTIGIOUS CARLYON BAY REGION. THE ORIGINAL FAMILY RESIDENCE HAS BEEN IN THE FAMILY SINCE APPROXIMATELY 1985. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS VERSATILE OPPORTUNITY AND WOULD SUIT FAMILIES WITH DEPENDANT RELATIVES OR THOSE SEEKING FURTHER ADDITIONAL INCOME POTENTIAL. EPC: D



Location

Situated within approximately quarter of a mile of the property is the beach at Carlyon Bay, and an 18 hole golf course situated on the cliff tops. Carlyon Bay offers a range of eateries. The property is situated within the catchment area of Charlestown Primary School and Penrice Secondary School. The town of St Austell is situated approximately two miles away with a 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 easy reach. 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.

Directions

From St Austell head out to Carlyon Bay, come past the cemetery on your left and Charlestown Primary School on your right heading towards the Beach. Take the second right up into Chatsworth Way, follow the road to the far end taking the left hand turn and the property will be located on the corner. A board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

A brick paved driveway widens with parking for numerous vehicles, the main residence is located to the front.

Part obscure glazed door and double glazed window to the side with outside tap below. Opening through into entrance porch/utility area.

Entrance Porch/Utility Area

10'5" x 7'9" (3.20 x 2.38)



Further double glazed window behind with tiled flooring. Stainless steel sink and drainer with storage beneath and free standing space for white good appliances.



Step and part obscure frosted door into inner hallway. Finished with hard wearing coloured stripped wood effect floor covering with open door arch to kitchen.

Kitchen

8'6" x 10'6" maximum (2.60 x 3.22 maximum)



Comprising a range of modern wall and base units, thoughtfully designed and laid out maximising the space with finishing touches of bevelled edge tiled splashback, wood effect laminated work surface with stainless steel sink and drainer, four ring electric hob with integrated oven below. Under unit and free standing space for white good appliances. Serving hatch leads through into the lounge/diner.

Lounge/Diner

19'2" x 10'11" x 8'4" widening to 19'10" (5.85 x 3.33 x 2.56 widening to 6.06)



A fabulous room for entertaining and enjoys an outlook out over the formal gardens from the windows, two to the front, one with radiator beneath and large bay style window. Enjoys a sunny aspect throughout the day and into the evening. There is a focal point of a log effect fire set onto a raised hearth set into the chimney breast and further radiator. Double doors lead through into a conservatory. Wood effect flooring continues through.



Conservatory

7'7" x 11'6" - maximum (2.32 x 3.52 - maximum)



Sliding doors leading out onto the side pathway. Floor to ceiling glazed panels. Hard wearing terracotta colour tiled flooring. Power sockets and lighting.

Entrance Vestibule

6'0" x 3'5" (1.85 x 1.05)

From the entrance hall there is a large opening arch through to entrance vestibule with the original front door with part obscure and stained glass side panels.

Inner Hallway

Inner hallway has door into airing cupboard with shelving and radiator beneath. Doors to both downstairs bedrooms, family bathroom and to the mezzanine bedroom area.

Family Bathroom

5'5" x 10'1" (1.66 x 3.09)



Comprising white suite low level WC, hand basin, panel bath, separate shower cubicle. Finished with part tiled wall surround, wood effect flooring covering. Chrome ladder heated towel rail. Spot lighting and obscure double glazed window to the rear.



Steps down, lead to the two bedrooms.

Bedroom

14'0" x 11'10" (4.29 x 3.61)



Double glazed window to the front with radiator beneath. Carpeted flooring.

Bedroom

8'9" x 12'4" (2.68 x 3.78)



Double glazed window to rear. Built in wardrobe storage. Carpeted flooring. Radiator.

Mezzanine Bedroom 1st floor

10'7" x 9'5" - maximum (3.24 x 2.89 - maximum)



Radiator beneath window to the front enjoying an outlook to the formal gardens. Turning carpeted staircase to room above.

Mezzanine Bedroom 2nd floor

17'3" x 12'4" - maximum (5.26 x 3.78 - maximum)



Enjoys far reaching views of St Austell Town and some countryside, from a double glazed window with radiator beneath. Exposed wood floors. Eaves storage.

Outside



Set back behind well kept and landscaped hedging and planting, there is a large glass greenhouse to the side of the main driveway which widens with further planted borders enclosed by strip wood fence panelling and timber shed. Leads to a hardstanding garden area and the annexe.



To the front there is an area of lawn with slate paved pathway across the front of the property. The front garden enjoys a great deal of sun during the day and into the evening, offering a high degree of privacy behind the well kept hedging. This garden area sweeps up and around the side where there is further high level fencing with pedestrian gateway leading out to the further lawn area and onto Chatsworth Way. This area continues up and beyond the annexe. Please see Agents Notes.

Annexe



The annexe was built approximately four years ago to the rear of the main residence, this also shares the brick paved parking, tarmac pathway between the two properties. The pathway leads to a covered front entrance with obscure glazed panel door with integrated cat flap. The door opens through to a large hallway.

Bathroom

13'5" x 8'4" (4.09 x 2.55)



Beautifully appointed and thoughtfully laid out incorporating bath with central mixer tap, low level WC, large hand basin set onto a white gloss vanity storage unit beneath with attractive tiled splashback. Sliding door into double size shower cubicle with rain effect shower head and separate attachment All finished with part tiled wall surround. Recessed spotlighting. Feature paper patterned wall. High level obscure double glazed window to the front.

Bedroom

17'1" x 13'11" (5.21 x 4.25)



Located to the side rear. Access out onto the garden from sliding double glazed doors with high level frosted window. All finished with carpeted flooring, two tone painted wall surround and mounted wall radiator.

Walk in Wardrobe

6'11" x 6'7" (2.12 x 2.03)

Due to the size of the bedroom and the walk in wardrobe, this could also become an en-suite due to its position within the bungalow next to the bathroom.

Kitchen

9'4" x 13'1" - maximum (2.85 x 4.01 - maximum)



Comprehensive range of cream coloured wall and base units complimented with roll top work surface and bevelled edge tiled splashback. The worksurface incorporates stainless steel sink and drainer with mixer tap and high level frosted glazed window above with deep display sill. Four ring electric hob with extractor over and slow close pan and cutlery drawers beneath. Eye level integrated oven and under unit space for further white good appliances. Behind the door there is a wall mounted radiator finished with recessed spotlighting.

Lounge

13'6" x 22'0" - maximum (4.12 x 6.71 - maximum)

Open archway from the entrance hall leads through into this wonderful relaxing lounge area with feature paper pattern wall, focal point of a modern electric fire with wood mantle, stone and marble effect surround. Double glazed picture window to one corner looking out over the garden with further double glazed window with radiator to both sides. A simple conversion of the lounge could create two bedrooms with the lounge moving to the rear if preferred.



Outside





The annexe bungalow currently shares the grounds of the main family dwelling and has steps up onto the lawn but with the Title adjustment would also have a fenced off area and additional driveway if preferred.

Agents Notes

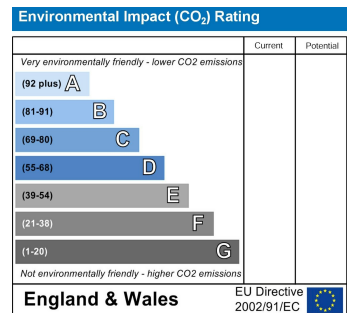
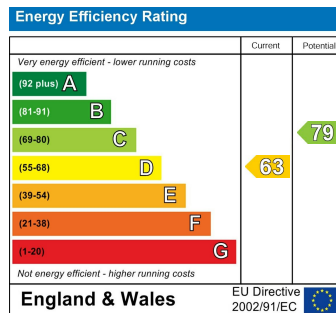


The properties are being sold together, they are on the same gas supply and water supply but have separate electrics, council tax currently and the Title is being split. The original planning for the annexe also had a separate driveway accessed from Chatsworth Way and allocated its own garden. Due to the family situation this is why the garden area is currently as one.

Council Tax Bands



Main House - Band E
Annexe - Band A

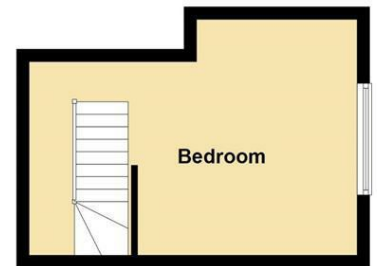




Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

