



M A Y W H E T T E R & G R O S E

27 DUPORTH BAY, DUPORTH, CORNWALL PL26 6AF
GUIDE PRICE £1,000,000



SITUATED ON ONE OF THE LARGEST PLOTS OF APPROXIMATELY HALF AN ACRE AT DUPORTH BAY, THIS EXCEPTIONAL HOME ENJOYS BREATH TAKING UNINTERRUPTED COASTAL VIEWS ACROSS ST AUSTELL BAY FROM GRIBBEN HEAD TO BLACK HEAD. ON A PRIME ELEVATED FRONTLINE POSITION, THE HOUSE IS SET WITH BEAUTIFULLY ESTABLISHED, MATURE GARDENS DESIGNED FOR YEAR-ROUND COLOUR. THE PROPERTY OFFERS DIRECT ACCESS FROM THE GARDEN TO THE COASTAL PATH AND PRIVATE BEACH AT DUPORTH. THE FRONT OF THE PROPERTY IS ACCESSED FROM A LARGE CIRCULAR PRIVATE DRIVE WITH PARKING FOR MULTIPLE VEHICLES. THE GROUND FLOOR ROOMS, IMPOSING RAISED PATIO AND FIRST FLOOR BALCONIES ENJOY PANORAMIC SEA AND COASTAL VIEWS. THE ACCOMMODATION COMPRISSES ON THE GROUND FLOOR ENTRANCE LOBBY, HALLWAY, IMPRESSIVE LOUNGE, LARGE SUN ROOM, DINING AREA, LARGE KITCHEN-BREAKFAST ROOM, OFFICE, SHOWER ROOM, UTILITY AND DOUBLE GARAGE. FIRST FLOOR HAS SIX BEDROOMS - TWO WITH BALCONIES, THREE BATHROOMS (ONE EN-SUITE) AND STUDY. THIS IS A RARE OPPORTUNITY TO ACQUIRE A TRULY SPECIAL CLIFFTOP HOME OFFERING UNINTERRUPTED SEA AND COASTAL VIEWS COMBINED WITH PRIVATE BEACH ACCESS. OFFERED FOR SALE WITH NO ONWARD CHAIN. EPC - E

SEE AGENTS NOTES



Location



The property is situated in the popular coastal location of Duporth Bay, with access to a private beach. Situated within easy reach of both primary and secondary schooling. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offers a wide range of shopping, educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. 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

Accommodation

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

Key Features

Frontline Coastal Position
Sensational sea and coastline views
Exceedingly private
Gardens approaching 1/2 an acre
Direct access to South West Coastal Path
To be sold for the first time in 25 years
Scope for enhancement (subject to necessary consents)

Hardwood main front door with inset spyhole allows external access into entrance hall.

Entrance Hall

8'4" x 5'6" (2.55 x 1.70)



Upvc double glazed window to front elevation. Multi panelled, single glazed internal double doors provide access to inner hall. Door provides access to a cloaks cupboard, Ceramic tiled floor. Radiator. Solid linear wood ceiling.

Inner Hall

20'4" x 16'6" (6.20 x 5.04)



Ceramic tiled floor with open access to dining area and lounge. Door into shower room. Carpeted open staircase to first floor with open storage below. Door to additional cloaks cupboard. Solid linear wood ceiling. Radiator. Telephone Point.

Shower Room

6'3" x 9'10" - max (1.91 x 3.01 - max)



Upvc double glazed window to front elevation with obscured glass. Tiled open shower cubicle with wall mounted Mira shower. Low level flush WC with dual flush technology and ceramic hand wash basin. Ceramic tiled floor. Tiled walls. Radiator.

Dining Room

14'4" x 9'10" (4.39 x 3.02)



Accessed directly off the inner hall. A fabulous twin aspect room with Upvc double

glazed sliding patio doors to rear elevation enjoying garden and sea views and access to rear patio. Further Upvc double glazed window to side elevation. Additional opening through to lounge. Ceramic tiled floor with continuation of solid linear wood ceiling. Space for dining table to seat 10-12 people. Radiator.

Lounge

21'11" x 15'10" (6.70 x 4.84)



Upvc double glazed sliding patio doors provide access to the covered patio area which is ideal for entertaining.

The lounge offers impressive views of the garden and the sea beyond. The lounge has carpeted floor with continuation of the solid linear wood ceiling. Focal open fireplace with slate hearth and mantle. Radiator.

Door through to office and opening through to sun room.

Sun Room

20'7" x 11'5" (6.29 x 3.50)



A fantastic addition to the property with twin Upvc hinged double glazed patio doors to the rear elevation and single hinged patio door to the front. The front, right and side elevations include continuous sealed double glazed units. Amtico flooring. Radiator. Two Telephone Points.



Office/Hobbies Room

17'4" x 8'1" - max (5.29 x 2.48 - max)

Upvc double glazed window to front and side elevations. Carpeted flooring. Built in floor to ceiling cupboard. Radiator. Textured ceiling.

This room is currently utilised as an office but would serve a multitude of purposes.

Kitchen

18'4" x 24'7" - max (5.61 x 7.50 - max)



(L shaped room) Two Upvc double glazed windows to rear elevation overlooking the space and well kept rear garden. Upvc double glazed door to rear elevation with upper and lower inset glazed panels with slimline full length panels to left and right hand sides. Extensive matching wall and base units, square edged work surface and roll top work surfaces, composite one and half bowl sink with matching draining board, central mixer tap and insinkerator food waste disposal. Ceramic tiled floor. Radiator. Door through to rear hall. The kitchen benefits from integral dishwasher, electric oven and four ring ceramic hob with extractor hood. Fitted Aga Range with extractor hood. Agents Note: The Aga is run off LP Gas. Part tiled walls, Textured ceiling. Space for dining table. Telephone point.



Utility
8'4" x 7'4" (2.56 x 2.25)



Upvc double glazed window to rear elevation overlooking the rear garden. Matching wall and base kitchen units. Roll top work surfaces. Additional stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. The utility currently houses a washing machine, tumble dryer and American Style Fridge/Freezer. Part tiled walls. Continuation of ceramic tiled floor.

Rear Hall
7'0" x 3'8" (2.15 x 1.14)

Continuation of ceramic tiled floor. Door through to larder. Door through to double garage. Twin doors open to provide access to large storage cupboard.

Larder
8'9" x 2'11" (2.68 x 0.89)
With shelving offering a significant storage. Tile effect vinyl flooring.

Double Garage
18'1" x 18'0" (5.53 x 5.50)
Twin up and over garage doors, one of which is electric, provide vehicular access. Upvc double glazed window to side elevation giving natural light. The garage benefits from light and power with the mains fuse box set to the rear.

Upstairs Landing
20'2" x 15'10" - max (6.15 x 4.83 - max)



Doors off to all accommodation. Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Feature painted brick walls over the stairs. Twin doors open to provide access to airing cupboard, housing the hot water cylinder. Textured ceiling.

Family Bathroom
11'7" x 6'3" (3.54 x 1.92)



Upvc double glazed window to front elevation. Matching four piece white bathroom suite comprising low level flush WC, tile enclosed bath with central mixer tap with fitted shower attachment. Bidet. Pedestal hand wash basin set on tiled surround with twin doors opening to storage below. Tiled walls. Tile effect vinyl flooring. Radiator. Textured ceiling.

Bedroom Five
11'5" x 9'7" (3.50 x 2.94)
Upvc double glazed window to front elevation. Carpeted flooring. Built in cupboard. Textured ceiling. Radiator.

Bedroom One

17'5" x 11'11" (5.31 x 3.65)



Upvc double glazed sliding patio doors to rear elevation and covered balcony, offering breath taking views over St Austell Bay. Door through to en-suite shower. Carpeted flooring. Bespoke fitted bedroom furniture including two double wardrobes, dressing table and drawers. Radiator. Upvc double glazed window to side elevation. Telephone point. Textured ceiling.

En-Suite Shower

9'6" x 5'6" - max (2.91 x 1.70 - max)



Glazed window to side elevation. Matching three piece shower suite comprising low level flush WC, pedestal hand wash basin with central mixer tap set on roll top work surface with storage below. Open shower cubicle with wall mounted MIRA shower. Tiled walls, Textured ceiling. Wood effect vinyl flooring. Radiator. Heated towel rail.

Bedroom Three

15'2" x 9'8" (4.64 x 2.97)



Upvc double glazed window to rear elevation enjoying views over St Austell Bay. Carpeted flooring. Radiator. Fitted wardrobes. Loft access hatch. Textured ceiling.

Inner Landing

26'5" x 8'7" - max (8.07 x 2.64 - max)

Doors off to remaining rooms and shower room. Additional loft access hatch. Textured ceiling. Radiator. Door to second airing cupboard housing an additional hot water cylinder and electric immersion heater.

Store

9'5" x 2'11" (2.88 x 0.89)

Offering shelved storage facilities.

Bedroom Four

14'9" x 9'11" (4.52 x 3.03)



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Carpeted flooring. Radiator. Textured ceiling. Twin doors to built in wardrobe.

Bedroom Two

21'5" x 13'0" (6.55 x 3.98)



A generous second bedroom with Upvc double glazed window to rear elevation and further Upvc double glazed sliding patio doors to rear elevation offering access to the elevated balcony. Carpeted flooring. Two radiators. Textured ceiling. Previously two rooms now combined to create a generous size bedroom.

Shower Room

6'6" x 5'4" (1.99 x 1.64)



Upvc double glazed window to side elevation with obscure glass. Three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Fitted shower enclosure with folding glass shower screen and MIRA electric shower. Tiled walls. Tile effect vinyl flooring. Electric light with plug in shaver point. Textured ceiling. Heated towel rail. Radiator.

Bedroom Six

8'10" x 8'9" (2.70 x 2.69)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling. Door to in built storage cupboard.

Projects Room

13'7" x 8'10" (4.15 x 2.71)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling. Door to built in storage cupboard.

Outside

Occupying a secluded position to the front a circular drive provides vehicular access allowing off road parking for numerous vehicles. To the centre is a well stocked flower bed.

There are established boundaries to the right and left elevations. To the right hand side at the front is a further expanse of lawn, again well stocked with an array of evergreen plants and shrubbery. Beyond this is a cultivated vegetable garden.



Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

External Garden Store/Storage Area

8'9" x 2'11" (2.69 x 0.89)

Between the main entrance and garage doors, a Upvc double glazed door with upper obscured glass provides access to a storage area.

Boiler Room

11'2" x 3'10" (3.42 x 1.19)

On the eastern side elevation of the house is an access door to the boiler room. Upvc door to Ideal LP Gas Fired Central Heating Boiler. Tiled flooring area with additional storage.

Also on the eastern side of the house is a wide paved area leading to the LP Gas tank. Access to the rear garden is via steps with screening of the LP Gas tank to the left.

Rear Garden



Stunning and spacious rear garden mainly laid to lawn with extensive flower beds stocked with mature shrubs and hedging running the length of the boundaries. The boundaries are clearly defined with fencing to the right and left elevations providing a high degree of privacy. Across the rear of the property is an elevated south facing patio with stunning coastal and sea views. There is an external tap.

At the bottom of the garden is a locked full height wooden door providing access to a residents' only footpath. Along this fenced path is a locked high metal pedestrian gate giving access to the coastal path.

Agents Notes

Covenant Details are held by the Agent please ask to view

Duporth Bay is a private estate where the residents collectively own roads verges and private beach - Annual Charge £160

Management Company - Duporth Residents Ltd

The property has a septic tank

Heating is LP Gas

The property has cavity wall insulation

Council Tax Band - G with improvement indicator



1ST FLOOR



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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