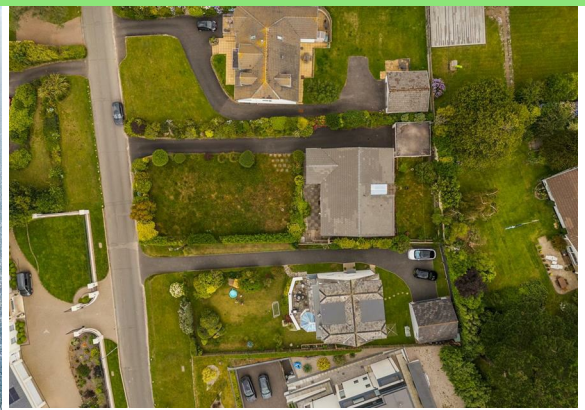


Sea Road
Carlyon Bay
St. Austell
PL25 3SG

Offers In Excess Of £650,000

- NO ONWARD CHAIN
- NEW ROOF IN AUGUST 2025
- 0.3 OF ACRE PLOT
- PANORAMIC SEA VIEWS
- PERFECT FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- MODERNISATION REQUIRED
- OFF ROAD PARKING PLUS GARAGE
- WITHIN WALKING OF LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - F

Floor Area - 1653.00 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this exceptional and highly individual four-bedroom detached coastal bungalow, occupying a commanding elevated position with truly breathtaking, uninterrupted panoramic views across St Austell Bay and the surrounding coastline.

Set within approximately 0.3 acres of beautifully established gardens and grounds, this substantial residence represents a rare opportunity to acquire a home of remarkable scale, privacy, and potential in one of the area's most coveted coastal locations. Enjoying a spectacular outlook that stretches across the bay and captures the ever-changing seascape beyond, the property offers an enviable lifestyle defined by space, tranquillity, and unrivalled natural beauty.

The accommodation extends to generous proportions throughout and offers an impressive degree of versatility, presenting the perfect canvas for a discerning purchaser seeking to create a bespoke coastal home tailored to their own tastes and requirements. Whether retained in its current form or thoughtfully reimagined and modernised, the property possesses all the attributes required to become a truly outstanding seaside residence.

A welcoming entrance hall provides access to the principal accommodation and immediately conveys the sense of space found throughout the home. There are four well-proportioned bedrooms, including a generous principal suite benefitting from en-suite facilities, together with a family bathroom serving the remaining bedrooms. The carefully considered single-storey layout offers excellent practicality and flexibility, ideally suited to family living, multi-generational occupation, or those seeking comfortable accommodation on one level.

At the heart of the property lies the impressive living accommodation, comprising a spacious kitchen, a highly functional utility room, and a striking split-level lounge and dining room. This substantial reception space creates a wonderful focal point for everyday living and entertaining alike, while large windows draw in an abundance of natural light and frame the magnificent coastal outlook beyond. To the rear, a bright and inviting conservatory provides an idyllic retreat from which to relax from which to relax and enjoy the views and garden.

Externally, the property is equally impressive. Mature gardens extend to both the front and rear, creating a wonderful sense of privacy and seclusion. The rear garden has been thoughtfully landscaped to incorporate attractive patio seating areas, established planting, and areas of lawn, providing the perfect setting for al fresco dining, entertaining guests, or simply enjoying the peaceful surroundings. To the front, expansive lawned gardens complement the home's elevated position and enhance its striking kerb appeal, while further emphasising the feeling of openness and space.

A private driveway provides extensive off-road parking and leads to a substantial double garage equipped with power, lighting, and a remote-controlled roller door. Additional practical benefits include a replacement roof installed in August 2025, double glazing throughout, and triple glazing to the kitchen, contributing to improved comfort and energy efficiency.

LOCATION

Sea Road is widely regarded as one of Carlyon Bay's most prestigious and sought-after residential addresses, occupying an enviable coastal position on the south Cornish coastline. Renowned for its impressive homes, elevated outlooks and close proximity to the sea, the area offers a unique combination of tranquillity, natural beauty and convenience, making it a highly desirable location for both permanent residents and second-home owners alike.

Carlyon Bay is celebrated for its stunning coastline, with beautiful sandy beaches, dramatic cliff-top walks and direct access to the South West Coast Path, providing miles of breathtaking scenery to explore. The area is also home to the renowned Carlyon Bay Hotel and Championship Golf Course, offering excellent leisure facilities within easy reach.

A short distance away lies the historic harbour village of Charlestown, famous for its Georgian architecture, picturesque waterfront and rich maritime heritage. The village has become one of Cornwall's most popular destinations and offers a superb selection of independent restaurants, cafés and pubs, creating a vibrant atmosphere throughout the year.

The nearby town of St Austell provides a comprehensive range of everyday amenities, including supermarkets, independent shops, schools, healthcare facilities and leisure amenities. For those requiring wider connectivity, St Austell railway station offers regular mainline services to Plymouth, Exeter and London Paddington, while Cornwall Airport Newquay provides domestic and international travel options.

Combining coastal charm, excellent local amenities and a highly desirable residential setting, Sea Road represents one of the finest locations in the St Austell area. Its unique blend of spectacular scenery, accessibility and lifestyle appeal continues to attract discerning buyers seeking a home in one of Cornwall's most coveted coastal communities.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE PORCH

uPVC woodgrain-effect double-glazed door. Skirting boards. Carpeted flooring. Door leading into:

HALLWAY

Coving. Access to a partially boarded loft space. Internal double-glazed window. Built-in storage cupboard. Alarm system. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring. Doors leading to:

LOUNGE/DINER

Panelled ceiling. Multiple double-glazed windows to the front aspect, offering breathtaking coastal views. Two radiators. Television point. Multiple power sockets. Skirting boards. Carpeted flooring.

KITCHEN

Coving. Double-glazed window to the front aspect, enjoying breathtaking coastal views. A range of fitted wall and base units with complementary drawers. Splashback tiling. Electric cooker with extractor hood above. Stainless steel sink with drainer and mixer tap. Space for a fridge and freezer. Multiple power sockets. Skirting boards. Vinyl flooring.

UTILITY ROOM

Internal double-glazed window. A range of fitted wall and base units with complementary drawers. Splashback tiling. Stainless steel sink with drainer and mixer tap. Space and plumbing for a washing machine. Radiator. Multiple power sockets. Skirting boards. Tiled flooring.

BEDROOM ONE

Coving. Double-glazed window to the front aspect, enjoying breathtaking coastal views. Built-in wardrobe with full-length mirrored sliding doors. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring. Door leading into:







EN-SUITE
Extractor fan. Frosted double-glazed window to the front aspect. Splashback tiling. Shower cubicle housing a mains-fed shower. Shaver point. Wash hand basin. W.C. Carpeted flooring.

BEDROOM TWO
Coving. Double-glazed window to the rear aspect. Full-length wardrobe with mirrored sliding doors. Vanity wash hand basin. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

BEDROOM THREE
Panelled ceiling. Two double-glazed windows to the side aspect. Radiator. Multiple power sockets. BT Master Socket. Skirting boards. Carpeted flooring.

BEDROOM FOUR
Coving. Double-glazed window to the side aspect. Built-in wardrobe with full-length mirrored sliding doors. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

REAR PORCH
Multiple double-glazed windows. Built-in storage cupboard housing the gas boiler and hot water cylinder. Ample power sockets. Skirting boards. Tiled flooring. Doors leading out onto the rear garden.

EXTERNALLY

GARDEN
Externally, the property continues to impress with mature gardens to both the front and rear. The rear garden offers a peaceful and private setting, combining well-maintained patio seating areas with established planting and greenery, ideal for outdoor dining and year-round enjoyment. To the front, expansive lawned gardens enhance the home's impressive approach, reinforcing the sense of space, privacy, and elevation.

PARKING
A private driveway provides ample off-road parking and leads to a double garage fitted with power, lighting, and a remote-controlled roller door.

SERVICES
The property is connected to mains water, electricity, gas and drainage.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: F
EPC rating: Survey Instructed
The building
Detached bungalow, standard construction









Sea Road, Carlyon Bay, St. Austell

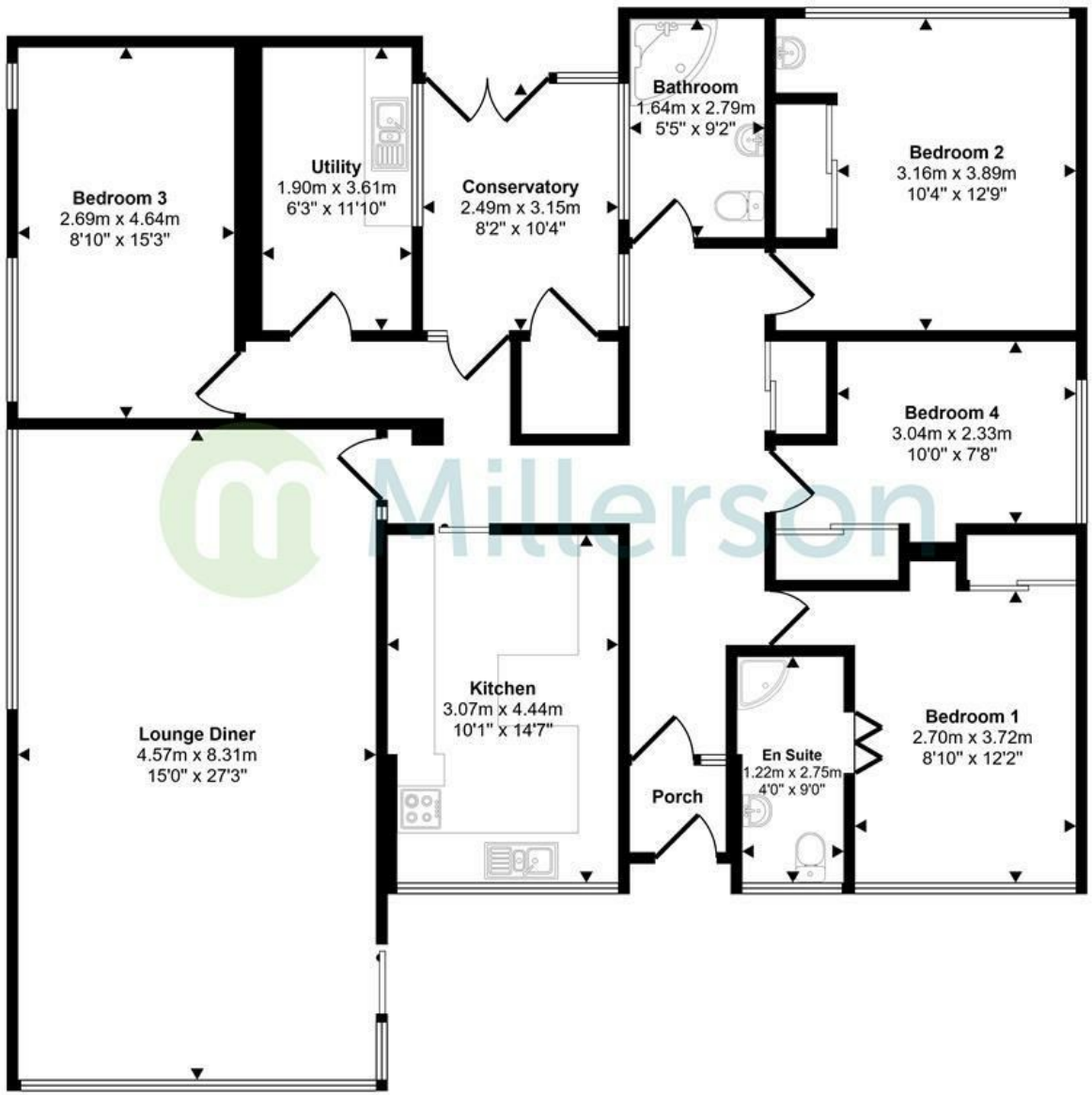
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage, Driveway, Off Street, On Street, and Private
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 (CL20507):
- The owner must not use the property for any trade or business without written permission; it should be used as a private home, a boarding house, or a professional surgery for a doctor or dentist.
- The owner must not do anything on the property that might cause annoyance, damage, or disturbance to the neighbours or the wider estate.
- The owner is not allowed to hang washing on the premises or allow the property to become an eyesore.
- The owner must keep the gardens and grounds tidy and free from weeds.
- The owner must maintain a hedge or wall at least 4 feet 6 inches high on the north-east boundary.
- The owner must maintain a fence, hedge, or wall no higher than 4 feet 6 inches on the north-west boundary.
- No new buildings or changes to the outside of the property can be made without written approval of the plans by the estate or the previous owner's surveyor.
- No part of any building can be placed closer than 80 feet to the centre of the road.
- The owner must not keep noisy or offensive animals or birds that might be a nuisance to neighbours.
- The owner must pay a fair share of the costs for repairing and maintaining the estate roads, footpaths, and sewers.
Non-coal mining area: yes
Neighbour development: Both neighbours have developed
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.







Approx Gross Internal Area
154 sq m / 1653 sq ft



Floorplan

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.

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Cornwall
PL25 4BB
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www.millerson.com

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