

# Burrows ESTATE AGENTS

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## Sea Road, Carlyon Bay, St Austell, PL25 3SJ



**Guide £400,000**

- Attached coastal bungalow and studio annexe with distant sea views
- Prestigious location close to sandy beach, headland walks and golf course
- Bungalow with large living room, open through dining and kitchen
- Two bedrooms, small third bedroom, ensuite and main bathroom
- Two storey one bedroom self contained annexe
- Gas fired central heating, double glazing
- Front hard standing parking several vehicles, lawn and patios
- Large secluded patio and lawn rear gardens, separate annexe garden

This is an appealing, individual, attached, two/three bedroom bungalow, along with self contained one bedroom annexe, located towards the end of Sea Road in Carlyon Bay, one of St Austell's most highly regarded coastal locations, close to Carlyon Bay's large sandy beach, headland walks and renowned golf course.

The bungalow and annexe are currently utilised as two separate holiday letting investments. The bungalow has surprisingly spacious living space with a large living room, open walk through to separate dining area and fitted kitchen. Two main bedrooms, one having an ensuite shower room and house bathroom, study/small third bedroom.

The separate self contained one bedroom studio annexe with interconnecting door to the main accommodation has an open plan living room with kitchenette and shower room to ground floor, spacious double bedroom to first floor, impressive distant coastal and headland views are enjoyed from this front elevated vantage point.

Outside, there is a wide driveway hard standing approach providing facilities for several vehicles along with lawned garden, patio gardens for both the annexe and bungalow, large mature gardens extend to the rear for the bungalow providing a generous paved patio giving on to large expanse of lawn with numerous mature trees in the surrounds. Separate enclosed patio garden for annexe.

Carlyon Bay is one of St Austell's prime coastal areas with delightful cliff top walks and large sandy beach together with hotels, restaurants and championship golf course in the immediate surrounds. The main town of St Austell with a good range of main town amenities is some three miles distant.

The property is currently utilised as a successful holiday investment. Combined as one, the property would make an ideal main residence as a family home or possibilities for dual family occupation as home with annexe, ideal for a variety of uses perhaps for an elderly/dependent relative, teenager suite or potential home with income opportunity.

Combining this property's coastal location, versatile accommodation and setting, it is anticipated to appeal to a good number of people and early appointments to appraise are most strongly advised.

## Accommodation

### Sea View Bungalow

Front entrance	Courtesy light, glazed door to reception porch.
Reception porch	5' 2" x 4' 0" (1.57m x 1.22m) Providing immediate reception area, inner glazed panel and door to living room.

## Living room

21' 0" x 18' 4" (6.40m x 5.58m) Surprisingly spacious living room, excellent natural light with windows to front and side, and wide picture window patio doors enjoying outlook and opening to front gardens with distant glimpse of sea and headland. Fireplace with mantel surround with living flame electric fire. Two radiators. TV aerial socket. Open walk through to dining area which in turn leads to kitchen. Door to bedroom, glazed door to inner hall leading to bedroom 2 and bathroom.



## Dining area

14' 2" x 7' 10" (4.31m x 2.39m) Practical separate dining area, open walk through to kitchen, glazed panel to front, glazed door opening to study/occasional third bedroom, interconnecting door to annexe.

## Kitchen

15' 6" x 9' 10" (4.72m x 2.99m) Fitted with a comprehensive range of white fronted base, wall and tall cupboard storage providing excellent cupboard and drawer storage, working surface over incorporating breakfast bar, part tiled walls adjacent incorporating inset sink unit, eye level double oven, four burner gas hob with hood over. Space and plumbing for washing machine, further appliance space. Recessed airing cupboard housing hot water cylinder. Further recessed cupboard. Radiator. Window enjoying mature rear garden outlook, glazed door opening to rear.

## Bedroom 1

11' 0" x 10' 6" (3.35m x 3.20m) including built in range of wardrobes and dresser. Window to front enjoying front garden and distant coastal views. Radiator.



## Bedroom 2

10' 9" x 8' 10" (3.27m x 2.69m) maximum. Window to rear enjoying mature garden outlook. Radiator. Door to ensuite.

## Ensuite

L-shaped including glazed and tiled shower cubicle. Pedestal wash basin, low flush w.c. Part wall tiling, tiled flooring. Ladder style towel rail radiator. Extractor fan. Pattern glazed window to rear.

## Study/occasional third bedroom

7' 6" x 5' 7" (2.28m x 1.70m) Useful additional room. Window to rear. Radiator.

## Bathroom

8' 10" x 5' 8" (2.69m x 1.73m) maximum. Feature part wall tiling and tiled flooring. White suite comprising panelled bath with glazed screen and shower over. Wash hand basin and w.c., inset cabinet surrounds. Ladder style towel rail radiator. Extractor fan. Pattern glazed window to rear.



## Sea View Studio Annexe

### Front entrance

Glazed front doors open to open plan living room

### Open plan living room/kitchenette

18' 7" x 13' 5" (5.66m x 4.09m) Providing a practical large living area with small kitchenette, staircase to first floor with handrail balustrade. Radiator, TV aerial socket. Interconnecting door to main Sea View bungalow accommodation.



### Shower room

5' 7" x 5' 6" (1.70m x 1.68m) Full wall and floor tiling. Glazed shower cubicle. Wash hand basin with storage under. Close coupled w.c. Extractor fan. Pattern glazed window to rear.

### First floor

### Bedroom

13' 6" x 12' 9" (4.11m x 3.88m) overall maximum in to front dormer window recess. Large bedroom with window to front commanding impressive distant coastal and headland views. Further velux roof light to rear. Radiator.



## Outside

The front enjoys a sunny south easterly aspect. Wide driveway hard standing provides facilities for several vehicles. Lawn with hedging boundaries. Front patio gardens for bungalow and annexe. Pathway to side alongside annexe leads to enclosed annex rear garden. Main rear gardens are of excellent proportions providing immediate paved patio giving on to a large expanse of lawn with mature tree and shrub feature, fencing and hedging to boundaries. Garden tap. Fenced enclosed separate shingle and patio garden area for annexe.



Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

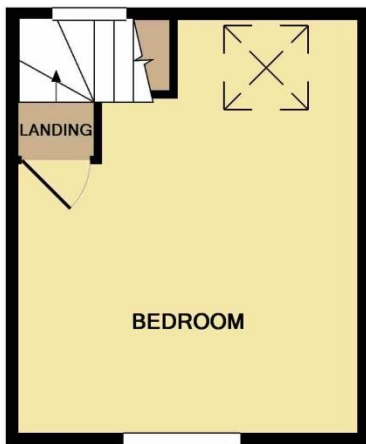
Directions: Leave St Austell in an easterly direction on the A390 Holmbush Road. Turn right at the second set of traffic lights where signed for Charlestown/Carlyon Bay, turn left at the mini roundabout and continue on towards Carlyon Bay beach along Beach Road. Just as you get towards the end of Beach Road by the golf course and hotel, this intersection is Sea Road. Turn left, proceed along and down, and the property will be found as the last property along Sea Road on your left hand side.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

