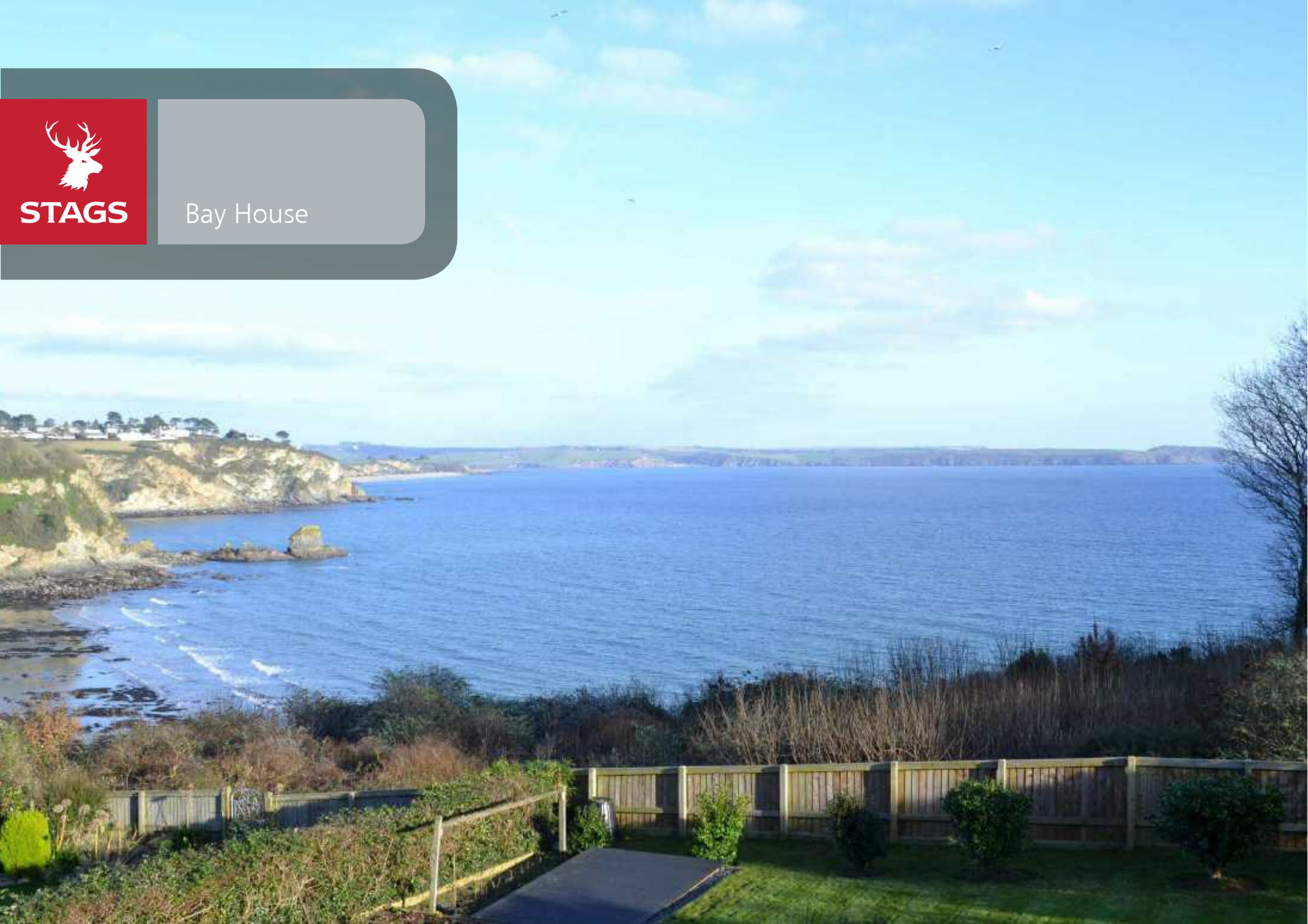




Bay House



Bay House

Porthpean Beach Road, St Austell, PL26 6AU

St Austell - 1 mile Porthpean Beach - 0.25 mile Truro - 15 miles

- Recently Constructed Contemporary Home
- Sought After Coastal Location
- Splendid Open Plan Living Area
- Glazed Doors To Sun Terrace
- Quality Integrated Kitchen
- 4 Bedrooms (1 En- Suite)
- Air Source & Solar Panels
- Garden With Gate Onto Coastal Footpath

Guide price £1,200,000

SITUATION

Occupying a spectacular cliff-top setting above Duporth Beach, Bay House enjoys wonderful views across St. Austell Bay.

Set amidst picturesque countryside between the harbour villages of Charlestown and Pentewan, Porthpean is an attractive and particularly sought after coastal village with its own sandy beach and sailing club, approximately 0.25 of a mile from the property. St. Austell Bay area offers outstanding coastal scenery which can be best enjoyed from the Southwest Coast Path whilst within a short distance is Porthpean Golf Course.

St. Austell provides a comprehensive range of shopping, banking, schooling and recreational facilities. Truro, the commercial centre of the County lies around 15 miles distant with a fine array of shops together with leading educational establishments.

There are a number of local beaches and at Carlyon Bay there is a cliff-top 18-hole golf course. Slightly further afield there are scenic coves and harbour villages, together with the captivating scenery of the Roseland Peninsula.

THE PROPERTY

Completed in 2015, Bay House is an exemplary contemporary home that stands in an enviable front-line coastal position capitalising on the magnificent views to Gribbin Head.



A stylish contemporary coastal home standing in an enviable front-line position with outstanding sea views





In recent years Porthpean Beach Road has proved to be a sought after location due in no small part to the mature nature and mixture of dwellings, together with the delightful nearby beaches and picturesque coastline.

Beautifully appointed throughout and designed to make the very best of the vistas, this property is approached through a spacious reception hall complete with porcelain tiled floor that extends throughout the living area and an attractive light oak and glazed staircase. The magnificent open-plan living area features glazed and bi-fold doors opening directly onto the elevated sun terrace from where the views are at their very best. The contemporary kitchen incorporates a number of integrated appliances, Silestone work surfaces and a sociable breakfast island. At the opposite end of the property and providing a degree of flexibility as to exact occupation is a large ground floor bedroom, again with doors open to the sun terrace, a quality shower room and separate study. The ground floor is completed with a utility room, boot room and double garage.

On the first floor is a wide landing with bi-fold doors leading to a recessed sun terrace with glass balustrading and again, magnificent vistas. Opening off here are three further bedrooms, all of generous proportions with the master featuring a separate dressing room and large contemporary en-suite shower room. The family bathroom includes a double ended bath with side fill.

OUTSIDE

Bay House is approached via a wide tarmac driveway with space for a number of vehicles and access into the garage. To the rear of the property is a private lawned garden with gate leading directly onto the Southwest Coastal Footpath. Surrounding the lawn are flower and shrub beds together with a sun deck and greenhouse whilst steps rise to the full width 19 ft deep elevated sun terrace.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488.

DIRECTIONS

Approach St. Austell on the A390 turning right into Porthpean Road. Drive out of St. Austell passing Ridgewood Close and take the next left-hand turning towards Porthpean Beach. Drive down the hill and take the third road on the left-hand side whereupon Bay House is the third property on the right.

SERVICES

Mains water and electricity. Private drainage. Air source heating providing underfloor heating throughout. The property also has solar panels. The air source heating benefits from a renewal heat incentive whilst the solar panels attract a feed-in tariff. Powder coated aluminium double glazed windows.





These particulars are a guide only and should not be relied upon for any purpose.



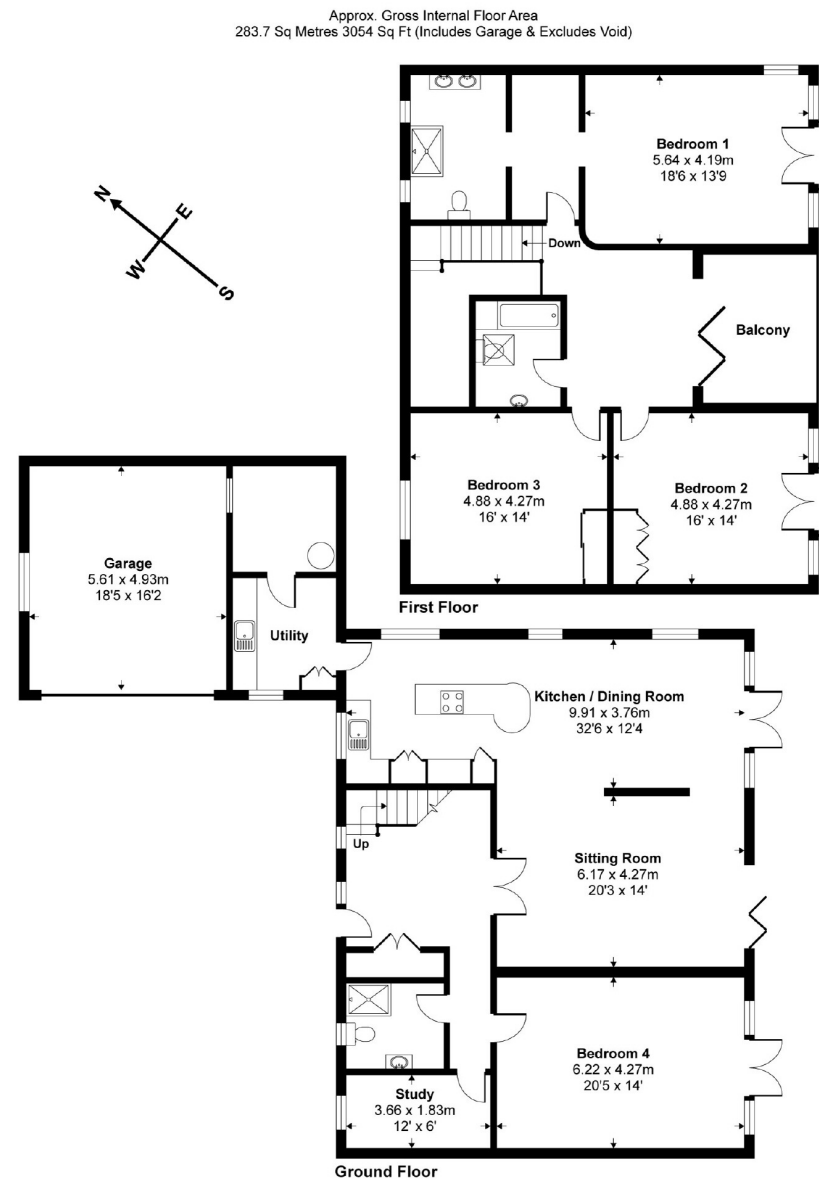
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Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B	86	88
46-49%	C		
50-54%	D		
55-59%	E		
60-64%	F		
65-69%	G		
70-100%			

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale