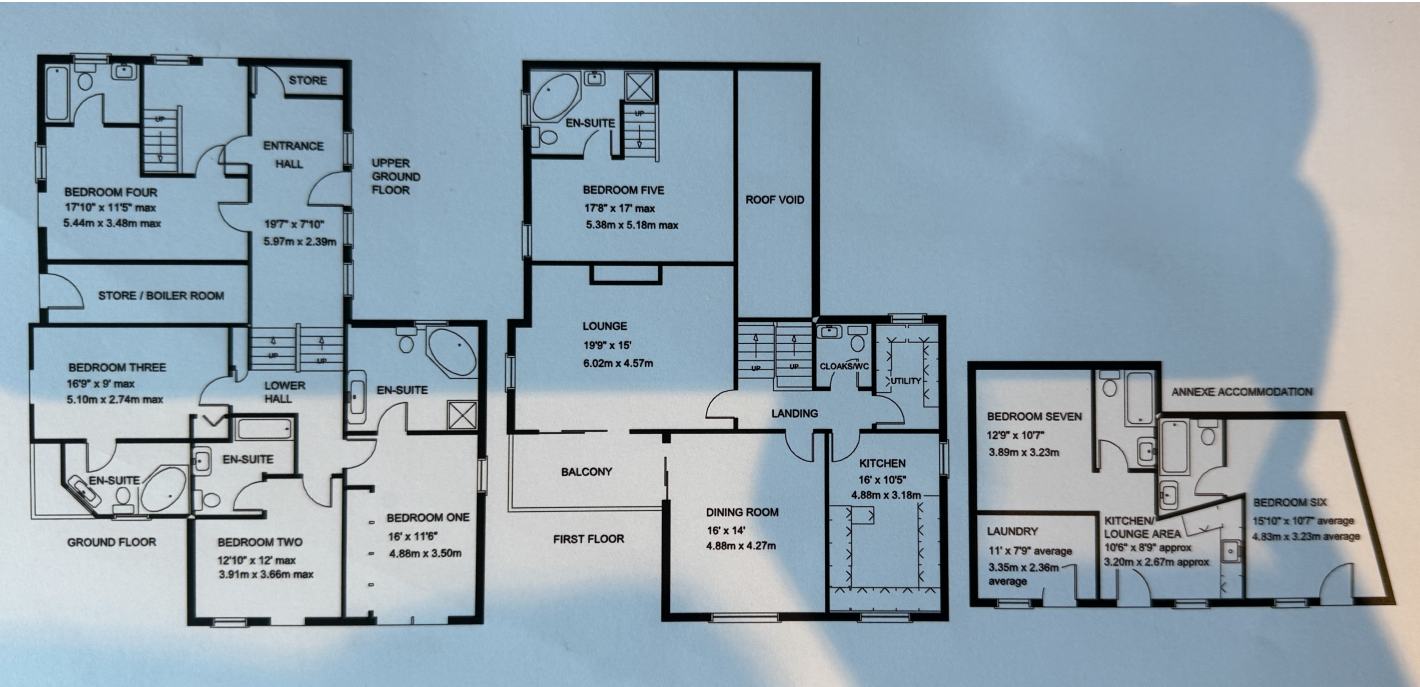


ETHY, BISCOVEY ROAD, PAR, CORNWALL PL24 2HW

PRICE £1,295,000



WELL HIDDEN FROM VIEW AND ACCESSED THROUGH ELECTRICALLY OPERATED GATES IN GARDENS OF JUST UNDER TWO THIRDS OF AN ACRE, THIS VERY LARGE LUXURY HOME WITH FIVE BEDROOMS ALL EN SUITE, A DETACHED ANNEXE WITH TWO SUITES AND A LARGE HEATED SWIMMING POOL.

ETHY IS A VERY SPECIAL PROPERTY FOR A DISCERNING BUYER WHO SEEKS A HOME OF CONSIDERABLE PRIVACY WITH STYLE AND LUXURY IN PRIVATE GARDENS YET WITH PLENTY OF ANCILLARY ACCOMMODATION PERHAPS FOR ADDITIONAL FAMILY MEMBERS AND/OR GUEST HOUSE USE. EPC RATING E

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The Property

The property was originally built in the mid 1960s and won a design award. The reverse layout of the accommodation was designed to maximise the extensive views towards Carlyon Bay Golf Course to the south which is set on the edge of the cliffs above the Cornish Riviera and the south Cornwall coast and the property is set just under a mile to the south from the sea at Carlyon Bay and just over a mile to the north from the world renowned Eden Project. The property is also a short drive from the large town of St Austell with its extensive facilities including the mainline railway station linking Paddington to Penzance.

The versatile layout of the property means that the main residence not only has three luxurious bedroom suites on the ground floor all with well appointed bathrooms but in addition a two storey and self contained suite with separate access from the exterior as well as interconnecting to the main accommodation on two floors and as shown on the plan as bedrooms four and five with a further two bathrooms. Externally there is a detached annexe which houses two further double bedrooms both with high quality en-suite bathrooms and w.c.'s and with bedroom seven also having a lounge and kitchen area. Also within this block is a separate laundry room.

The property is approached through wrought iron and electrically operated gates with lamps set in pillars to each side and then over the tarmacadam drive with screened trees for privacy on each side. At the top of the drive this then opens onto the very large car park areas finished in granite chippings and also extending to the side and rear of the property. There is a laundry room to the rear of the house with double doors to the front and a side door 8'9" x 7'8" with plumbing for automatic washing machines and plenty of space for a freezer etc. The garden to the rear is well enclosed by mature hedges and trees and screen conifer hedging from the property above and steps then lead up to this area with open fields at the back. There is then a further drive beautifully finished with chevron pattern brick paving leading down to the double garage block and also to one side to the extensive areas of terrace beautifully finished with granite effect slabs and with wooden handrails surrounding. All areas here are finished with neat white rendered walls with wide cement caps above and matching steps then leading down to the swimming pool which is provided with a cover and is heated and has a filtration unit. There is inset floor spotlighting and a pool cover. The front and side gardens are well screened with vertical close boarded high fencing for privacy and to one end is a timber building housing the filtration plant.

Room Descriptions

Accommodation

The property is approached through the spacious entrance hall with wood effect UPVC front door with most attractive inset glazed panel, a door into a walk-in cloaks cupboard with electric meter cabinets housing the 3 phase meter systems. The entrance hall is at split level with staircases then leading to the upper and lower floors and there is a further door leading through to the self contained suite on two floors occupying bedrooms four and five.

Accommodation

This self contained suite has its own entrance hall and separate door leading to the exterior to the side with an inset glazed and part coloured glass panelled door, a staircase to the first floor and a further door leading to the ground floor bedroom, number four. This room has a full range of fitted wardrobes to one side with further door inside connecting through to the entrance hall, a French window leading onto the side terrace and a further door leading to the en-suite bathroom. This has a panelled and part rounded bath with Victorian style mixer taps and shower head, curved glazed shower screen, Aqualisa shower fitting and full height wall tiling, also inset ceiling spotlights, vertical heated towel rail, a pedestal wash hand basin and a low level w.c.

Accommodation

On the first floor bedroom five has a hatch leading to a roof storage space and inset ceiling spotlights and also a door to the en-suite bathroom with a corner spa bath with Victorian style mixer taps and shower head, a low level w.c., vertical heated towel rail and radiator and a separate shower cubicle with full height wall tiling and a wall mounted hair dryer.

Lower Ground Floor

On the lower ground floor the lower hall area has a built in linen cupboard.

Bedroom 1

16' " x 11' 6" (NaNm x 3.51m) Bedroom Suite One: This beautiful suite has a patio door leading onto the terrace overlooking the

swimming pool and with fine views beyond, full range of fitted wardrobes, door to very spacious en-suite bathroom with corner spa bath with Victorian style mixer taps and shower head, separate shower cubicle, low level w.c., fitted vanity basin set in a range of cabinets, wall mounted shower fitting, vertical heated towel rail/radiator, full height wall tiles.

Bedroom suite two

12' 10" x 12' 0" (3.91m x 3.66m) Bedroom Suite Two: This room has a fine outlook onto the front terrace, swimming pool and country views beyond with French window leading out and door to the en-suite bathroom having a panelled and part rounded bath with mixer taps, part rounded shower screen, Aqualisa shower fitting, wall mounted hair dryer, pedestal wash hand basin, low level w.c., vertical heated towel rail/radiator, full height wall tiles.

Bedroom Suite Three

16' 9" x 9' 0" (5.11m x 2.74m) Bedroom Suite Three: With French door leading onto side paved terrace, fitted wardrobe and door to the en-suite bathroom having a corner spa bath, separate shower cubicle with Aqualisa shower fitting, low level w.c., very wide ceramic wash hand basin, full height wall tiling, wall mounted hair dryer.

First Floor

On the first floor there is a landing with a door off to a cloakroom of good size with a low level w.c. with hidden cistern set in cabinets and vanity basin above.

Utility Room

The utility room is beautifully appointed with a full range of fitted wall and floor cabinets and incorporating a fitted sink unit and tiled surrounds.

Kitchen/Breakfast Room

16' 0" x 10' 5" (4.88m x 3.17m) The kitchen/breakfast room has a fine range of fitted floor cabinets with solid granite worktops, ceramic sink unit, full range of matching wall cabinets, fitted island cabinet with inset wine racks and cupboards, fitted

matching dresser cabinet to one end, window seat with cushions, Rangemaster 110 range cooker with four round electric rings, electric griddle and hotplate and with extractor hood above.

Dining Room

16' 0" x 14' 0" (4.88m x 4.27m) The dining room is again an impressive sized room with large window enjoying the fine views over the terrace, swimming pool and with fine views towards the sea at Carlyon Bay and Golf Course, wide patio door leading onto the balcony with non-slip floor tiles, wrought iron handrails also extending down the spiral staircase leading down to the garden. The lounge has a full height window looking onto the side garden and wide windows and sliding patio door opening onto the balcony, full height sawn slate ceiling breast with Flavel coal effect iron gas fired room heater. Again this room enjoys the beautiful views towards the Golf Course and sea beyond.

Double Garage

The very large detached garage building is of substantial concrete block cavity wall construction and is approximately 26' wide x 22' deep. There is a double glazed side window and inset double glazed side door and the approach is most attractive with a mature conifer well protected by low surrounding walls and chippings and with the drives then on each side leading to the garage door openings. The garage is now nearing completion and at the time of inspection the garage doors have yet to be installed.

Room size list

Lounge 19' 9" x 15' 0" (6.02m x 4.57m)
Dining Room 16' 0" x 14' 0" (4.88m x 4.27m)
Entrance Hall 19' 7" x 7' 10" (5.97m x 2.39m)
Kitchen 16' 0" x 10' 5" (4.88m x 3.17m)
Bedroom 116' 0" x 11' 6" (4.88m x 3.51m)
Bedroom 2 12' 10" x 12' 0" (3.91m x 3.66m)
Bedroom 3 16' 9" x 9' 0" (5.11m x 2.74m)
Bedroom 4 17' 10" x 11' 5" (5.44m x 3.48m)
Bedroom 5 17' 8" x 17' 0" (5.38m x 5.18m)
Bedroom 6 15' 10" x 10' 7" (4.83m x 3.23m)
Bedroom 7 12' 9" x 10' 7" (3.89m x 3.23m)
Laundry 11' 0" x 17' 9" (3.35m x 5.41m)