

GROUND FLOOR

1ST FLOOR



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**STOPTIDE APPLETREE LANE, CARLYON BAYST AUSTELL PL25 3QB**  
**O.I.R.O. PRICE £625,000**



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A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A DETACHED INDIVIDUAL FOUR BEDROOM BRAND NEW HOUSE QUIETLY SITUATED TOWARDS THE END OF A PRIVATE RESIDENTIAL ROAD WITHIN THE HIGHLY REGARDED COASTAL RESIDENTIAL AREA OF CARLYON BAY. POSSIBLY ONE OF THE ONLY NEW BUILDS AVAILABLE IN THIS AREA AT PRESENT. CARLYON BAY OFFERS A RANGE OF EATERIES AND STUNNING COASTAL WALKS ALONG THE SOUTH COAST WHICH SURROUND ST AUSTELL BAY. THE PICTURESQUE HARBOUR AT CHARLESTOWN IS ONLY A SHORT DISTANCE AND HAS BEEN USED AS THE SETTING FOR NUMEROUS PERIOD DRAMAS AND FILMS INCLUDING THE EAGLE HAS LANDED, MANSFIELD PARK AND POLDARK, AND REMAINS POPULAR DUE TO THE FABULOUS SETTING AND QUALITY DINING. FURTHER AFIELD LIE THE LOST GARDENS OF HELIGAN AND OF COURSE THE WORLD FAMOUS EDEN PROJECT. THE SHELTERED DAY SAILING WATERS OF THE SOUTH COAST ARE IMMEDIATELY ON HAND WHILST THOSE WITH A MORE ADVENTUROUS STREAK WILL FIND THE SURFING WATERS OF THE NORTH COAST AND THE DESOLATE MOORLANDS OF PENWITH AND BODMIN WITHIN DRIVING DISTANCE.

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### The Property

A rare and exciting opportunity to acquire a detached individual four bedroom brand new house quietly situated towards the end of a private residential road within the highly regarded coastal residential area of Carlyon Bay. Possibly one of the only new builds available in this area at present. Carlyon Bay offers a range of eateries and stunning coastal walks along the south coast which surround St Austell Bay.

In brief the accommodation comprises of Entrance hall, lounge, kitchen/dining room, cloakroom, study/fifth bedroom, utility room. On the first floor, four good sized bedrooms, the main bedroom with en suite shower room and main bathroom. Double garage.

### Room Descriptions

#### Accommodation

In brief the accommodation comprises of Entrance hall, lounge, kitchen/dining room, cloakroom, study/fifth bedroom, utility room. On the first floor, four good sized bedrooms, the main bedroom with en suite shower room and main bathroom. Double garage.

#### General

Internal specification for this property to include wood engineered flooring / ceramic tiling to the ground floor, fully fitted kitchen (with island) with a range of high spec integrated appliances, high gloss fronted units and granite work surfaces, oak internal doors, gas fired central heating, white (inside) u.p.v.c windows and composite doors, luxury white bathroom and shower suites, ceramic tiling, fitted carpets to the first floor bedrooms, Oak feature staircase, high spec electrical fittings throughout, with External specification will comprise, white rendered walls, grey (outside) upvc windows and composite doors, natural paving, galvanised rainwater goods, slate roofs, and grey cladding to some areas. Outside a landscaping program with driveway leading to a double garage, natural paved areas with the main garden area landscaped.

#### Comments

Situated within less than half a mile of the property is the beautiful beach at Carlyon Bay, and even closer is the Championship Carlyon Bay Golf Club situated on the cliff top. Carlyon Bay offers a range of amenities including Indian and Chinese restaurants, and a 4 star luxury hotel with two award winning restaurants. The property is situated within the catchment area of Charlestown

Primary School and Penrice Secondary School, ( both very desirable) . The recently regenerated town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. 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.

#### Entrance Hall

With stairs to the first floor, under stairs cupboard.

#### Lounge

16' 8" x 10' 10" (5.08m x 3.30m) With door and twin side screens leading to the rear. Open fireplace.

#### Kitchen/Dining Room

21' x 10' 10" (6.40m x 3.30m) plus recess. With Bi fold doors leading to the rear garden, window to the side, door leading to the utility room, double doors leading into the hall.

#### Utility Room

8' 10" x 5' 5" (2.69m x 1.65m) Window to the side, door leading to the double garage, door to the airing cupboard.

#### Study/Bedroom 5

10' 10" x 6' 6" (3.30m x 1.98m) Window to the front.

#### Cloakroom

With low level W.C. wash hand basin.

#### Bedroom 1

17' 5" x 10' 9" (5.31m x 3.28m) max. Window to the rear, single wardrobe. Door leading to the en suite shower room.

#### En suite

Fitted with double shower, wash hand basin and low level W.C. window to the front.

#### Bedroom 3

10' 10" x 10' 10" (3.30m x 3.30m) window to the rear.

#### Bedroom 2

10' 9" x 9' 10" (3.28m x 3.00m) window to the rear.

#### Bedroom 4

12' 6" x 9' 10" (3.81m x 3.00m) Window to the front, fitted wardrobe cupboard.

#### Bathroom

Fitted with a panelled bath, low level W.C. wash hand basin, separate shower cubicle, window to the front.

#### Garage

20' x 19' 8" (6.10m x 5.99m) Attached garage, personal door to the rear. Electric remote control door.