

GROUND FLOOR  
2108 sq.ft. (195.8 sq.m.) approx.



1ST FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 3378 sq.ft. (313.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THE OAKS, APPLETREE LANE, CARLYON BAY

PRICE £695,000



CHAIN-FREE AND READY TO MOVE—LUXURY LIVING BY THE COAST - SET ON A PRIVATE DRIVE IN SOUGHT-AFTER CARLYON BAY, THE OAKS IS A SPACIOUS, MODERN DETACHED HOME WITH VERSATILE LIVING THROUGHOUT. HIGHLIGHTS INCLUDE A GRAND ENTRANCE HALL, BAY-FRONTED LOUNGE, OAK KITCHEN WITH GRANITE WORKTOPS, SUN ROOM, DINING ROOM, STUDY, UTILITY, CLOAKROOM, AND THREE GARAGES. UPSTAIRS OFFERS FOUR LARGE BEDROOMS, ALL WITH EN SUITES AND FITTED WARDROBES. A NEWLY ADDED GROUND-FLOOR BEDROOM WITH EN SUITE ADDS FLEXIBILITY. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT.

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## The Property

The Oaks is a stunning and modern detached residence located in the highly sought-after area of Carlyon Bay. Approached via a private driveway, this exceptional home offers thoughtfully designed and versatile living spaces.

The impressive entrance hall, with its central staircase, leads to a spacious split landing. The lounge features a charming bay window and French doors that open to the rear, filling the space with natural light. The well-fitted oak kitchen/breakfast room boasts solid granite worktops, blending style and practicality. Further living spaces include a bright sun room, an elegant dining room, study or office, very large ground floor bedroom with en suite facility. Additional conveniences include a utility room, a double garage, a large single garage and a cloakroom. Upstairs, the property features four generously proportioned bedrooms, each complete with fitted wardrobes and private en suite bathrooms, ensuring comfort and privacy for the whole family.

The house benefits from gas central heating and UPVC double-glazed windows, as well as modern facias and soffits for low maintenance.

Externally, the tarmac driveway leads to a parking area and offers side access. The large, private rear garden is beautifully landscaped, featuring a variety of mature trees and shrubs, creating a tranquil outdoor retreat. This exceptional property combines modern comfort with timeless elegance, making it an ideal family home in a prime

## Room Descriptions

### Entrance Hall

19' 6" x 11' (5.94m x 3.35m) Step through the elegant glazed UPVC door with side screens into the inviting entrance hall, beautifully finished with a solid oak wood floor. A striking central staircase leads to the first floor, creating a grand focal point. The space is thoughtfully equipped with a radiator, an alarm control panel, and a central heating thermostat for modern convenience. Double doors provide an impressive entrance to the main reception room, enhancing the sense of space and sophistication in this charming property.

### Lounge

22' 4" x 13' (6.81m x 3.96m) This bright and inviting room exudes warmth and style, featuring elegant solid oak flooring and a charming bay window at the front that fills the space with natural light. French doors at the rear open onto the patio and garden, seamlessly blending indoor and outdoor living. The centerpiece is a stunning limestone fireplace with a matching hearth, complete with a fitted flame-effect gas fire, creating a cozy and sophisticated atmosphere. With two radiators for added comfort, this room is both functional and beautifully designed.

### Kitchen/Breakfast Room

19' 6" x 8' 10" (5.94m x 2.69m) This beautifully designed space features a durable ceramic tiled floor and an impressive range of solid oak-fronted units complemented by high-level cupboards, offering exceptional storage and style. The luxurious Star Galaxy granite work surfaces are paired with matching granite upstands and splashbacks for a seamless finish. A slim dresser unit with a glazed display adds elegance, while low-voltage lighting enhances the ambience. Fully equipped with a fitted double oven, Hotpoint ceramic hob, extractor fan, fitted dishwasher, and built-in fridge, this kitchen combines functionality with modern convenience. Additional highlights include a radiator, a rear-facing window that floods the room with natural light, and French doors opening into the conservatory, creating a bright and inviting flow. A T.V. point completes this outstanding space.

### Dining Room/Study

12' 6" x 9' 9" (3.81m x 2.97m) This inviting space features a side-facing window that fills the room with natural light, a radiator for added comfort, and elegant solid oak wood flooring that adds warmth and style. French doors open into the conservatory, seamlessly blending indoor and outdoor living for a bright and versatile atmosphere.

### Sun Room

19' 2" x 12' 1" (5.84m x 3.68m) This elegant space boasts a durable ceramic tiled floor and is fitted with a range of bespoke cream Roman blinds, all completed in UPVC with a rendered dwarf wall for added sophistication. Sets of French doors provide seamless flow, with one leading to the rear patio, one to the dining room and the other connecting to the kitchen, enhancing both functionality and charm. A radiator ensures comfort, while a T.V. point adds modern convenience to this beautifully designed room.

### Lift Lobby

9' 9" x 7' 1" (2.97m x 2.16m) This room has an electric lift installed which has been fitted for those who might have difficulties with the stairs, with solid oak flooring. It includes a radiator for comfort, a built-in shelved storage cupboard for added practicality, and both T.V. and telephone points, combining style and functionality seamlessly.

### Ground Floor Bedroom

19' 10" x 17' 1" (6.05m x 5.21m) This is a large room with bay window and door to the front for easy access, from here there is access to the en suite shower room which has recently been fitted. Leading off the bedroom is a large walk-in wardrobe.

### Ensuite Shower Room

This well appointed space, features a rear-facing window that invites natural light while ensuring privacy. A sleek towel radiator adds both style and practicality, alongside a modern low-level WC and a wash hand basin set within a vanity unit. The open tiled mains shower completes the room, offering a luxurious showering experience.

### Ensuite 1

#### Utility Room

10' 6" x 7' 4" (3.20m x 2.24m) This practical and stylish space features a ceramic tiled floor and a built-in storage cupboard for added convenience. It is fitted with elegant oak-fronted base units and high-level cupboards, complemented by granite-effect worktops. There is ample space for a fridge and freezer, a side-facing window and an extractor fan. The room also includes a single-drainer sink.

#### Cloakroom

This stylish and functional space is enhanced by solid oak flooring. A side-facing window and a radiator ensures comfort. The area is equipped with a modern white low-level W.C., a wash hand basin, and low-voltage lighting to create a contemporary space.

#### Landing

18' 1" x 13' 2" (5.49m x 4.01m) This charming galleried area features a front-facing dormer window that fills the space with natural light, complemented by low-voltage lighting for a cozy ambience. It includes two loft access points, an airing cupboard, and two radiators for added practicality and comfort. A smoke alarm is also installed for safety. Measuring 7ft by 6ft 6in, the space offers a delightful seating area by the dormer window, which could easily be transformed into a cozy study nook. Doors lead to additional rooms, enhancing its functionality and appeal.

#### Bedroom 1

16' 7" x 12' 7" (5.05m x 3.84m) plus door recess. This spacious bedroom is thoughtfully designed with a built-in double wardrobe, and an additional walk-in wardrobe, providing ample storage solutions. A rear-facing window overlooks the garden, flooding the room with natural light. The space also includes a radiator for comfort and is equipped with TV and telephone points. A door conveniently leads to the en suite bathroom, adding a touch of luxury and practicality.

#### Ensuite 2

12' 10" x 6' 9" (3.91m x 2.06m) This en suite bathroom is fitted with a modern white suite, featuring two wash hand basins for added convenience. It features a sleek concealed cistern WC for a seamless look. The mains shower, equipped with dual shower heads, offers a premium showering experience. A stylish glass screen encloses the fully tiled shower area, combining practicality with contemporary elegance. It features a front-facing window and chrome heated towel rail. Storage units provide practicality. Additional highlights include low-voltage lighting and a shaver socket.

#### Bedroom 2

15' 8" x 13' 9" (4.78m x 4.19m) max, This bright and functional space features a front-facing window, complemented by a radiator for added comfort. A large built-in wardrobe, illuminated and accessed by two sets of white panelled double doors, provides ample storage. The room also includes a T.V. point and a convenient door leading to the en suite bathroom.

#### Ensuite 3

9' 10" x 5' 6" (3.00m x 1.68m) Features a stylish tiled mains shower, complete with a sleek glass screen for a modern touch. The space also features a contemporary low-level WC and a practical wash hand basin. A towel radiator adds warmth.

#### Bedroom 3

13' 7" x 8' 8" (4.14m x 2.64m) Features a rear-facing window and radiator. A large built-in wardrobe cupboard with internal lighting offers excellent storage solutions. Additionally, a convenient door provides direct access to the en suite.

#### Ensuite 4

7' 10" x 7' (2.39m x 2.13m) 9' 10" x 5' 6" (3.00m x 1.68m) This bathroom is designed, featuring a mains shower overhead and matching tiles for a cohesive finish. It includes a low-level W.C. and a wash hand basin. A Vellum skylight enhances the space with natural light, while a radiator, low-voltage lighting, and an extractor fan provide modern comfort and convenience.

#### Bedroom 4

11' 9" x 9' 9" (3.58m x 2.97m) This room features a side-facing window. A large built-in wardrobe provides excellent storage, while a radiator ensures comfort. A door conveniently leads to the en suite, adding functionality and ease of access.

#### En Suite 4

9' 8" x 5' 10" (2.95m x 1.78m) This bathroom features a wood-effect lino floor for a modern and practical finish. It is fitted with a three-piece suite, including a low-level W.C., a wash hand basin, and a panelled bath with a convenient shower attachment. A recessed storage area adds functionality, while an extractor fan, radiator and side-facing window ensure comfort and ventilation.

#### Double Garage

6.3m x 6.7m (20' 8" x 22' 0") Fitted with a electric roller remote door, door to the side, electric car charger.

#### Garage number two

6.0m x 3.2m (19' 8" x 10' 6") Fitted with electric remote wooden double doors, CCTV camera, power and light. Please note this is situated next to the ground floor bedroom and could be converted to form an annex if needed.

#### Garden

To the front of the property, a remote controlled gated entrance invites you in to a spacious tarmac parking area offers ample space for multiple vehicles. Side access on both sides of the house leads to the main rear garden, which is a true highlight. This delightful outdoor space features a patio that transitions seamlessly into a generous lawn, complete with a circular wood-chipped area. An array of mature trees and shrubs enhances the charm, primarily along the rear and side boundaries. Additionally, beautifully landscaped granite stone-faced shrub beds and vibrant flower beds add further appeal. The garden enjoys the advantage of a desirable south-facing orientation, ideal for making the most of sunny days. For convenience, an outside tap is also included, making this garden both practical and picturesque. For the security conscious there is a seven camera CCTV system linked to the users phone.