



THORNHAM, 58 SEA ROAD

CARLYON BAY, ST AUSTELL, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT



THORNHAM, 58 SEA ROAD

Carlyon Bay, St Austell, Cornwall

To be sold in order to close an Estate; available for sale for the first time in 14 years, a superb opportunity to purchase a distinctive 4 bedroom detached house requiring modernisation but also offering excellent potential for complete redevelopment, subject to planning consent. Situated on the seaward side of one of the most sought after private coastal roads on Cornwall's golden riviera coast, commanding fantastic, panoramic views over miles of open sea, across St Austell Bay and along the coast to the Gribbin Headland.

SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, lobby, bedroom 4/study, shower room.

First Floor: landing, dressing area, master bedroom with en-suite shower room, 2 further bedrooms, family bathroom.

Outside: electrically gated brick paved driveway with parking and turning area. Attached double garage. Raised decked balcony to the rear providing panoramic sea and coastal views, lower lawned area with a fenced rear boundary including a gate opening onto the South West Coast Path.



Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

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DESCRIPTION

Available for the first time in over 14 years, to be sold in order to close an Estate, a detached four bedroomed house, now requiring modernisation whilst also offering potential for complete redevelopment, subject to any necessary consents.

The property is situated on the seaward side of one of the most sought after private coastal roads on the Cornish coastline, commanding incredible, panoramic views over the whole of St Austell Bay, across Carlyon Bay beach and along the coast, to the Gribbin Headland. Sea Road is a private road which has, for decades, been renowned throughout this area as one of the foremost residential locations for coastal property and comprises, predominantly, large detached residences, built at various times over the last 50-60 years, each set in generous gardens. The road is renowned for the distinctive blue hydrangeas which line a number of the frontages and the houses and grounds always appear particularly well kept creating a most congenial and rather 'special' location.

Thornham is situated in arguably one of the best positions, being on the seaward side of the road, providing it with dramatic views. A gate in the rear fence opens onto the South West Coast Path providing easy access to a lovely 'green' area of open fields fronting the coast which are open to the public and ideal for walking, dog exercising and general leisure. In the opposite direction the South West Coast Path provides a short cut straight down into the picturesque harbour of Charlestown.

Within walking distance is the cliff top 18-hole Carlyon Bay golf course which belongs to the highly acclaimed four star Carlyon Bay Hotel. There are excellent sandy beaches within a 5-10 minute walk at both Carlyon Bay and Charlestown and following the South West Coast Path there are lovely scenic coastal walks in both directions. To the east this would cross Carlyon Bay beach and on to Par Sands and then around to the Gribbin Headland on the other side of which is the deep natural harbour and historic port town of Fowey. The charming port of Charlestown is less than a mile away, constructed circa 1801, designed by the engineer John Smeaton (responsible for the Eddystone Lighthouse) and is home to several tallships and is a World Heritage Site. The harbour has often been used in feature films, television adverts and TV series such as The Onedin Line, The Voyage of Charles Darwin, The Eagle has Landed, The Three Musketeers and The Scarlet Pimpernel, plus many many more adverts,





films and TV series, including, most recently, Poldark.

LOCATION

Carlyon Bay has a local parade of shops featuring restaurants, take-away restaurants and a café whilst the nearby town of St Austell, some 2 miles away, is the nearest administrative and commercial centre with a good range of shopping, schooling and commercial facilities plus a mainline station with a rail service to London Paddington (approximate travel time 4½ hours). St Austell also offers a wide range of sports clubs, out of town trading estates and supermarkets and is near the world famous Eden Project. The cathedral city of Truro lies some 15 miles away to the west, providing first class shopping, business and commercial facilities plus private and state schooling. Cornwall Airport Newquay, to the west,

offers regular domestic flights and some flights to European destinations.

There are sailing clubs on the nearby beaches at Porthpean and Pentewan and further facilities in Fowey, the latter being a particularly interesting and historic town with a deep natural harbour suitable for larger sailing craft.

THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Covered entrance, uPVC door with double glazed porthole window opening into:-

ENTRANCE HALL (L-SHAPED). Wood flooring, radiator, stairs ascending to the first floor, cloaks storage cupboard. Doors off to:-

CLOAKROOM. White suite comprising a low level wc, pedestal wash hand basin, travertine style tiled floor and walls, opaque double glazed window, chromium ladder radiator/ towel rail.

SITTING ROOM – 23'8" x 13'. A beautifully light dual aspect room with double glazed doors opening on to a raised decked balcony in the rear garden providing panoramic views over the whole of St Austell Bay and along the coast. Stripped oak wood flooring, two radiators, fireplace with timber surround. Doors off to:-

DINING ROOM – 13'9" x 11'9". Double glazed door opening onto a raised decked balcony in the rear garden providing panoramic views over St Austell Bay. Double aspect, large picture window, two radiators. Further double glazed window overlooking the front garden.

KITCHEN / BREAKFAST ROOM – 12' x 8'3". The kitchen is fitted with white base level cupboards and matching wall cupboards with surrounding polished granite worktop surfaces and an inset white Butler sink. Tiled wall surround with granite upstand, integrated appliances include an electric oven/grill, four ring ceramic hob, illuminated filter hood, dishwasher and fridge. Double glazed window overlooking the front garden, ample room for table and chairs, two radiators. A recess on one side provides access to a large walk-in understairs storage cupboard and a glazed door opens on to the:-

UTILITY ROOM – 8'2" x 7'4". Single drainer stainless steel sink unit with chromium mixer tap, base and wall cupboards, ample room for appliances. Travertine style tiled flooring, three steps descend to a lobby with wall mounted cupboards, radiator and a double glazed door opening onto the rear garden. On the opposite side of the utility room is a lobby with a double glazed door returning to the front garden and tiled steps ascending to:-

BEDROOM 4 / STUDY – 10'3" x 9'3". Double glazed window overlooking the front garden.





SHOWER ROOM. Double size shower cubicle with tiled wall surrounds and fitted shower, low level wc, pedestal wash hand basin, obscure double glazed window, chromium ladder radiator/towel rail, inset ceiling downlighters.

From the entrance hall a turning staircase with wooden handrails ascends to the:-

FIRST FLOOR LANDING. Large walk-in shelved airing cupboard with radiator, doors off to:-

DRESSING AREA. Fitted wardrobes down one side, leading through to:-

BEDROOM 1 – 15'2" x 11'2". Dual aspect with double glazed windows providing panoramic sea and coastal views. A range of built-in wardrobes comprising two doubles, two singles and further fitted cupboards. Two radiators, door to:-

EN-SUITE SHOWER ROOM. White suite comprising a double size shower cubicle, low level wc, pedestal wash

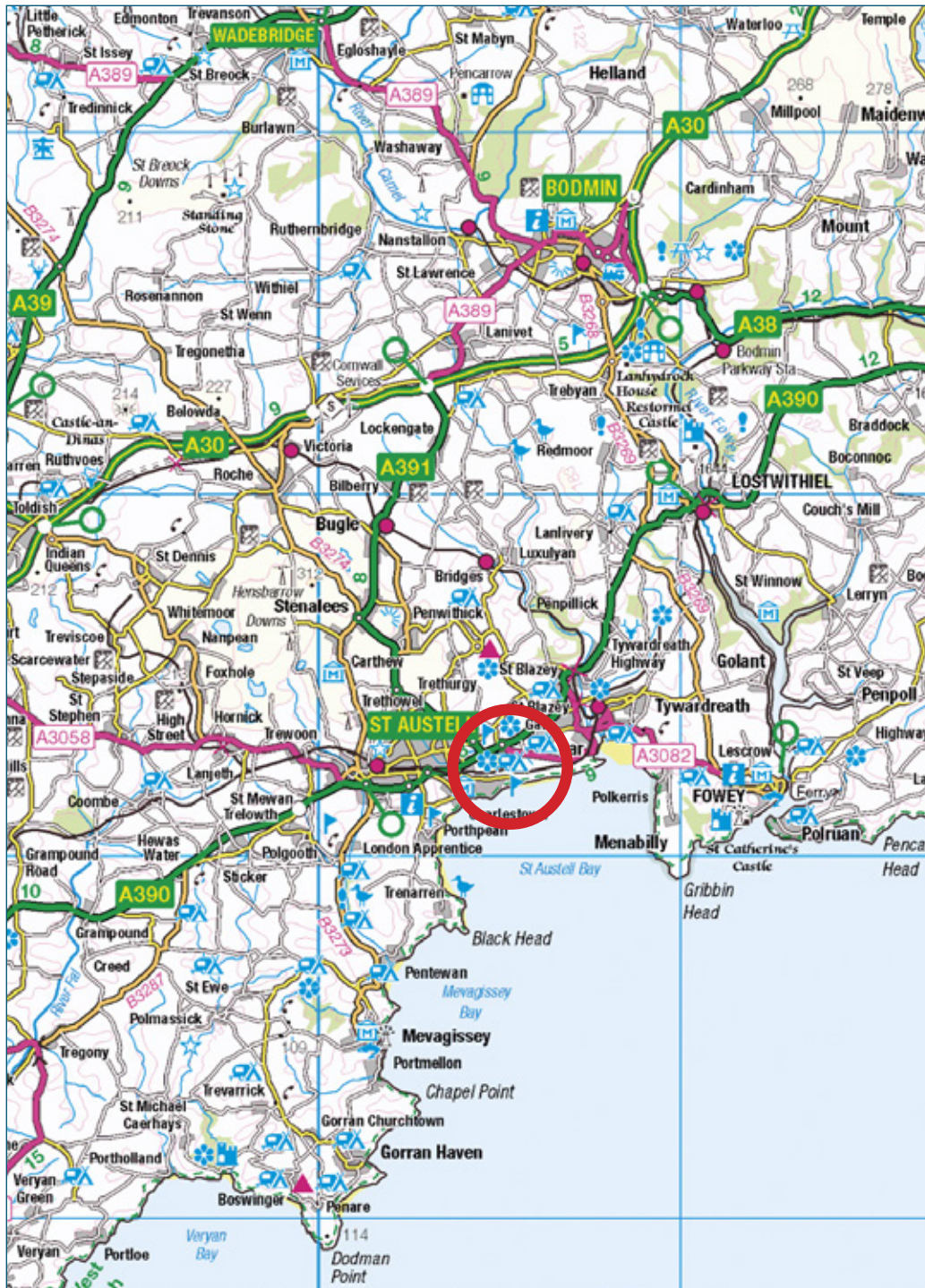
hand basin, chromium ladder radiator/towel rail, travertine style tiled floor and walls, obscure double glazed window, inset ceiling downlighters, extractor fan.

BEDROOM 2 – 13'7" x 11'6". Double glazed window with panoramic views over the whole of St Austell Bay and along the coast, two radiators.

BEDROOM 3 – 12'2" x 7'6". Dual aspect with double glazed windows overlooking the front garden, radiator.

From the entrance hall a feature open tread wooden staircase with handrail to one side and glass balustrading to the other, ascends to a:-

FAMILY BATHROOM. White suite comprising a spa bath with mixer tap, corner shower cubicle with fitted shower, low level wc, pedestal wash hand basin, travertine style tiled walls and flooring. Two obscure double glazed windows, chromium ladder radiator/towel rail, inset ceiling downlighters.





OUTSIDE

The property is approached from Sea Road via a brick paved driveway between flanking well tended lawns with inset trees. Twin timber electrically operated gates open onto a brick paved driveway which provides room for turning and parking and also provides access to the ATTACHED GARAGE – 16'3" x 15'5". Remote controlled electric roller shutter door to the front, side window, wall mounted electric consumer circuit breaker board, electric light and power points, uPVC part double glazed pedestrian door to the rear.

To the right of the driveway is a gently sloping lawn with flowering shrubs, bushes and small trees. There are pathways on either side of the house connecting to the rear garden where there is a raised decked balcony running along the back of the house with doors into the sitting room and dining room and below that is an area of lawn with a wooden pedestrian gate in the rear boundary opening onto the coast path. The boundaries comprise wooden fencing, trees and shrubs.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – PL25 3SG.

SERVICES – Mains water, gas, electricity and drainage. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – Proceed east from St Austell on the A390, heading towards Holmbush. Go past Tesco's and at the next set of traffic lights turn right into Holmbush Arch Road. Proceed up this road, under a bridge and at the next mini roundabout turn left onto Crinnis Road, follow this past Charlestown Primary School on the left hand side, after which take the next turning right into Sea Road. Follow Sea Road up a slight incline and around a long left hand bend, soon after which, Thornham, 58 Sea Road will appear on the right hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

58 Sea Road

Total Approx Floor Area: 2,055 sq ft / 190.9 sq m (Excludes void)

For identification only – Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





THE **CORNWALL** ESTATE AGENT

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