



**Sea Road, Carlyon Bay, St. Austell, Cornwall,
PL25**

Offers Over: £2,250,000
To be advised

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Commanding an incredible position in the heart of Cornwall's premier private estate is this five-bedroom architectural masterpiece of a home, with stunning panoramic sea views across the beautiful Carlyon Bay.

The home consists of a spectacular open free flowing living space on the central entrance level, with an extravagant kitchen/breakfast room with some of the finest coastal views in the country. The heart of the home is the extensive sitting room, with floor to ceiling bi-fold doors, leading out to a balcony, stretching the full width of the property, easily becoming the hub of the home for outdoor entertainment during the summer months. This entrance level is further benefitted from a spacious dining room, perfect for formal gatherings as well as a utility room and WC. Upstairs, the elegance continues through a mezzanine floor which comprises of an astonishing Master Suite, which is united by a private balcony, with further dazzling views.

The lower floor of the property equally articulates the immaculate design of this property, with a further four lavish double bedrooms all fitted with en-suite bathrooms. This floor also has the addition of a study, making working from home more delightful than ever. The abode has the additional perk of a three-storey lift, making it the perfect property for multi-generational living.

The outside of the property harmonises the stylishness of within, with a perfectly south facing plot, blending a smart paved terrace, with a well-presented lawn. The front of the property has enough parking for plenty of cars, with the addition of a further double garage. To further induce any prospective buyer, the home is being sold with no onward chain. EPC: A









Pilkington Estates - Plymouth

Third Floor
Unit 7
Sutton Harbour
Plymouth
Devon
PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.