



Pen A Maen

Crinnis Close, Carlyon Bay



Pen A Maen, Crinnis Close, Carlyon Bay, Cornwall, PL25 3SD

A superb, highly spacious and quality family home providing versatile accommodation within well enclosed and level gardens. Positioned in a traffic-free location within a few minutes' walk of Carlyon Bay beach, spa hotel and championship golf course, this best-in-class home offers a convenient and well-connected south coast lifestyle.

Distances

Carlyon Bay Golf Club – 250 yards; The Carlyon Bay Hotel – 350 yards;
Carlyon Bay beach – 600 yards; Charlestown – 1.5; Duporth beach – 2;
Porthpean beach – 3; Eden Project – 3; Par (mainline rail) – 3; Fowey – 6;
Mevagissey – 7.5; Lost Gardens of Heligan – 8; Lanhedrock (A30) – 10;
Cornwall Airport (Newquay) – 16; Truro – 16.5;

(All distances are approximate and in miles)



The location

Crinnis Close is a private road off Sea Road in Carlyon Bay, one of Cornwall's most highly regarded coastal addresses. 'Pen A Maen' enjoys a quiet traffic-free location and a wooded backdrop within a few minutes' walk of the golf course, beach, Carlyon Bay Hotel (spa and tennis courts) and the southwest coast path.

Carlyon Bay beach consists of three adjoining coves, Crinnis, Shorthorn and Polgaver, combining to create nearly two miles of beach enjoying a southerly aspect. A great place to launch your paddle board or kayak to explore the surrounding coves and beaches of St Austell Bay.

Local amenities within a few minutes of Crinnis Close include Edies restaurant (Carlyon Bay's best kept secret), Indian and Chinese restaurants and a local coffee shop/delicatessen.

The historic and picturesque harbourside village of Charlestown, a lead setting in BBC's Poldark, is just over a mile away and the beaches of Duporth, Porthpean and Pentewan are all within a very short drive. The world-class and award-winning attraction, The Eden Project, is located to the north of St Austell with The Lost Gardens of Heligan being found to the west of the town. Nearby St Austell is a busy Cornish town on the mainline rail to London Paddington, as is Par, 2.5 and 3 miles away respectively.

Just six miles or so along the coast is the beautifully timeless waterside town of Fowey with its wonderful atmosphere, popular sailing, watersports, and fascinating history, all complemented by an eclectic array of boutiques and restaurants.

In the other direction, the Roseland peninsula is bordered by the Fal Estuary to the west and St Austell Bay to the east. The area has been designated part of Cornwall's Area of Outstanding Natural Beauty for the quality of its landscape, unspoilt beauty and coastal scenery.



The property

- Individual detached family home
- Located at the head of a private close
- Traffic-free position
- Cleverly designed with masses of space, storage and versatility
- Sensational octagonal reception hall with galleryed landing and contemporary crystal chandelier
- Spacious double aspect living room with Scan woodburner and engineered oak flooring
- Triple aspect garden room / conservatory
- Well-appointed double aspect kitchen enjoying a garden and wooded outlook. Granite tops, integrated Bosch oven, microwave/combi, gas hob, extractor. Miele dishwasher. Fitted fridge.
- Play room
- Study
- Utility room
- Boot room with WC and cupboard
- WC and separate coats cupboard
- Highly spacious master bedroom suite with large en suite bathroom, walk-in wardrobe and dressing area
- Well-proportioned double aspect guest bedroom with two fitted wardrobes and en suite bathroom
- Two further bedrooms with en suite bathrooms and access to the second study
- Insulated and part-boarded loft with light
- In excess of 3,880 sq ft of accommodation



Gardens, garaging and parking

- Gated brick paved driveway providing parking for several cars
- Integral double garage with electric doors
- Well enclosed, level gardens with original Victorian walls and wooded backdrop
- Decked terrace and patio with external power
- Children's play area
- Side garden with raised veg bed and log store

Tenure, services and general information

Freehold. Mains water, drainage, gas and electricity. Hive-controlled central heating. Council Tax: G. Superfast broadband is available in the postcode.

What 3 Words ///situates.cool.strutted

Directions

Travelling towards Carlyon Bay from the Charlestown or St Austell direction: head into Carlyon Bay follow Crinnis Road into Beach Road and after approximately one mile turn left at the junction with Sea Road. Crinnis Close is the first turning on the left. Proceed into Crinnis Close, right and then first left. Pen A Maen is at the head of the drive.

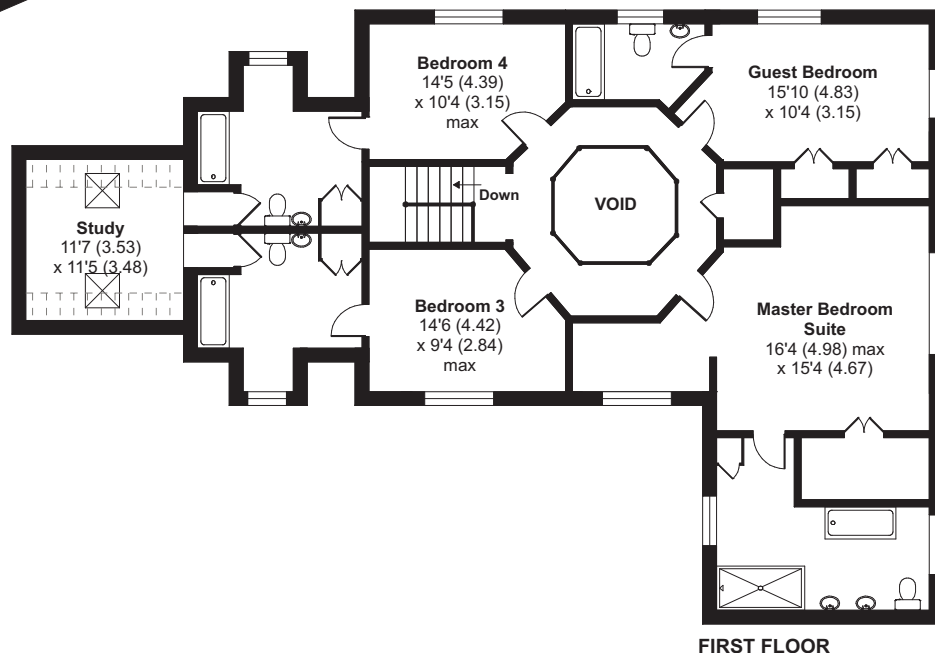




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Main House = 3885 sq ft / 360.9 sq m
Total = 3951 sq ft / 367 sq m (includes garage)
Limited Use Area(s) = 66 sq ft / 6.1 sq m

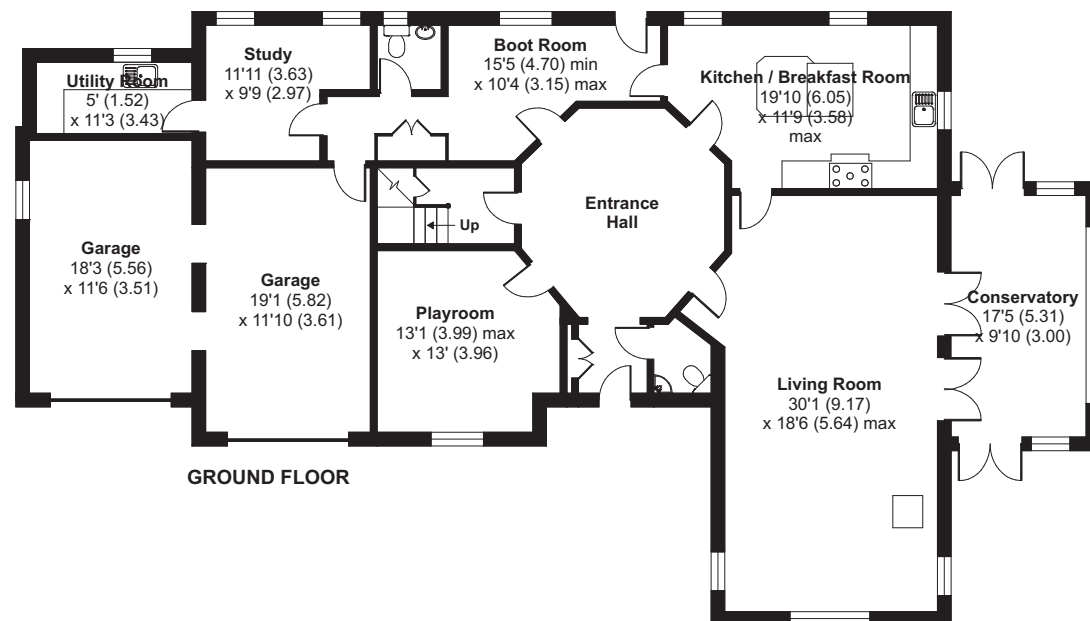
For identification only - Not to scale



Denotes restricted
head height

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Shore Partnership Limited. REF: 799888



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