

22 Sea Road

Carlyon Bay



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ESTATE AGENTS

- *Coveted Location on the South Coast of Cornwall Overlooking Charlestown & St Austell Bay*
- *Panoramic Sea & Coastal Views*
- *Extensively Refurbished to the Highest of Standards & Refinement with a Carefully Considered Palette of Premium Finishes*
- *Four Double Bedrooms including Luxurious Principal Master Suite*

- *Five Sumptuous Bathrooms*
- *Self Contained Annexe with Private Access*
- *Integral Garage & Large Gardens & Grounds Extending to Approximately Half an Acre*
- *Alarm System, Solar Panels, Electric Gated Entrance & Parking for Approximately 6/7 Vehicles*

Set within a commanding private plot overlooking the sweep of Carlyon Bay, this outstanding residence presents an exceptional blend of scale, style, and refinement. Extensively remodelled and finished to the highest of standards, the property has been designed to take full advantage of the spectacular coastal outlook, with expansive glass openings framing uninterrupted views of the sea, coastline, and surrounding countryside.



The accommodation unfolds across generous, beautifully proportioned spaces, with a versatile layout that combines striking contemporary design with a sense of warmth and liveability. Upon arrival, a spacious entrance hall sets the tone with cloakroom and walk-in boot room providing practical elegance. From here, stairs rise to the principal living room—a breathtaking space with full height picture windows opening to a Juliet balcony, capturing panoramic views across the bay and beyond.

The ground floor reveals a spectacular open plan kitchen, dining and living space unified by sleek tiled flooring and a dual-aspect outlook. The bespoke kitchen centres around a striking granite-topped island complemented by handcrafted cabinetry, a Quooker tap, Rangemaster cooker, integrated AEG appliances, wine chiller and a floor-to-ceiling wall of larder cabinets. This seamlessly flows into the dining and living areas both opening through sliding glazed doors onto a broad decked balcony where the sea provides a constant backdrop.





A thoughtfully appointed utility room offers extensive fitted units, natural wood surfaces, a Shaws Belfast sink and Samsung appliances.

The bedroom accommodation is equally impressive. The principal suite features cherry wood wardrobes, wood panel detailing, a rooflight with electronic blind and a luxuriously appointed en-suite with double walk-in shower, twin basins and gold fittings. Two further ground-floor bedrooms are served by their own stylish en-suites with direct access to the garden and far-reaching sea views. The first floor provides a fourth bedroom, bathed in light from its triangular glazed window and Velux rooflight, enjoying a commanding outlook across the coastline. A separate,



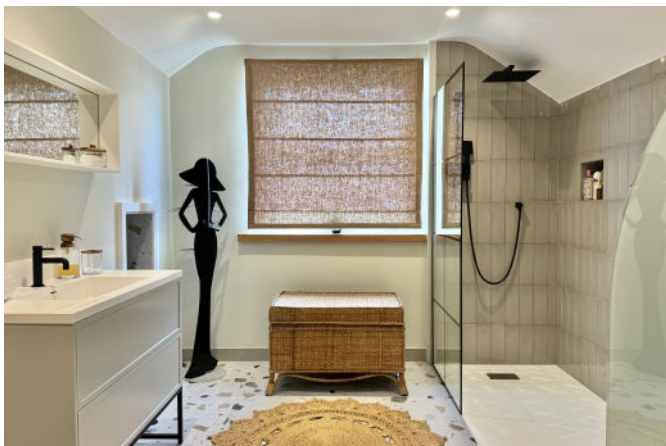


generously proportioned shower room with extensive fitted storage completes the upper level.

The property is approached through secure electric in-and-out gates with a separate pedestrian entrance, leading to a large enclosed driveway with parking for six to seven vehicles, framed by rendered walls, panel detailing, and landscaped planted borders. Sustainability and security are further enhanced by discreetly installed solar panels and a comprehensive alarm system.

22 Sea Road, Carlyon Bay

PL25 3SF £2,500,000





Adjoining the main residence yet enjoying its own independent entrance, the annexe provides an exceptional self-contained living space, ideal for guests, extended family, or private staff accommodation.

The ground floor opens into a welcoming lobby with deep under-stairs storage and a striking full-length glazed window. The kitchen area is beautifully appointed, with solid wood work surfaces, a stainless steel sink, fitted shelving, and a range of base and wall units housing integrated appliances including an electric oven, built-in dishwasher and integral fridge. A door from here provides direct access into the garage with an electric roller door, adding further practicality and a huge amount of storage space.

A staircase rises to the first floor, where a bright bedroom is lit by dual Velux windows and an additional double-glazed window, creating a peaceful retreat with clever use of under-eaves storage. Completing the accommodation is a stylish shower room with contemporary Lusso fittings and a luxurious dual-head cubicle, designed with the same attention to detail found throughout the principal house. For added versatility, a lockable interconnecting door leads directly to the first floor landing of the main house, allowing the annexe to function either as an entirely independent home or as an integral part of the wider residence.



An aerial photograph of a coastal town. In the foreground, a large, modern, white house with a grey roof and solar panels is situated on a grassy hill. The house features large glass windows and a wooden deck. To the left, a building is under construction with scaffolding. The middle ground shows a dense cluster of residential houses with various roof styles and colors, interspersed with trees. In the background, a blue body of water stretches to the horizon, with a distant coastline and a lighthouse visible on the right. The sky is blue with scattered white clouds.

Throughout, the specification speaks of uncompromising quality and craftsmanship, with Lusso fixtures, Mandarin Stone tiling, underfloor heating and a carefully considered palette of premium finishes. Every element has been thoughtfully curated to enhance the home's refinement, creating a residence where design and detail are perfectly aligned.

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With its rare combination of setting, design and finish, 22 Sea Road represents a landmark opportunity to acquire a residence of distinction in one of Cornwall's most coveted coastal addresses.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band F. Ofcom indicate superfast broadband availability. Ofcom indicate 5G mobile coverage.

Carlyn Bay is a jewel on Cornwall's southern coastline, a place where the drama of towering cliffs gives way to a vast arc of golden sand and the horizon seems endless. This is not simply a location, but a lifestyle—where every day is framed by the rhythm of the sea and the ever-changing light of the bay.

Here, elegance and natural beauty exist in perfect balance. The renowned Carlyn Bay Hotel, with its championship golf course, world-class spa, and fine dining, brings a touch of refinement to the wild Cornish seascape. From clifftop walks along the South West Coast Path to leisurely afternoons on the shore, life at Carlyn Bay moves at a pace entirely of its own choosing.

Perfectly positioned just beyond St Austell, with the charm of Charlestown Harbour and the Eden Project close at hand, Carlyn Bay offers both seclusion and connection. It is a setting that speaks to those who seek more than a home by the sea—it is a destination for those who desire a life infused with beauty, serenity, and prestige.

To find 22 Sea Road, take the A391 south-east before turning right onto Holmbush Road (A390). After half a mile, turn left onto Holmbush Arch Road and at the roundabout take the first exit onto Crinnis Road. Continue for a short distance before turning right into Sea Road, a private residential lane leading towards the coastline. Number 22 can be found on the left hand side. The postcode for satellite navigation is PL25 3SF. What3words: fiction.clays.clown

GROUND FLOOR 2657 sq.ft. (246.8 sq.m.) approx.



1ST FLOOR 1548 sq.ft. (143.8 sq.m.) approx.

