

22 THE COURTYARD

PRIVATE BEACH ACCESS

DUPORTH, CORNWALL



THE PROPERTY SHOP





Duport
£415,000
Guide Price

Rashleigh Road

Rare Opportunity To Own A Home With Private Beach Access

Nestled within one of Cornwall's finest coastal settings, The Courtyard combines privacy, natural beauty and an enviable seaside lifestyle. Residents enjoy private beach access, breathtaking coastal walks and some of Cornwall's most spectacular shoreline, all just moments from the doorstep.





FOR SALE

PROPERTY TYPE

 Apartment

BEDROOMS

 2

BATHROOMS

 2

LOCATION

 Duport

EPC RATING

 B

- Two Double Bedrooms
- Private Balcony with Coastal Views
- Beautifully Maintained Communal Gardens
- Two Allocated Parking Spaces

- Private Beach Access
- Exclusive Over 55's Development
- Bathroom and Ensuite
- Spacious Open-Plan Living





Rashleigh Road

An impressive two double bedroom first-floor apartment, occupying a desirable position within the prestigious Courtyard development, in the sought-after coastal setting of Duporth. Exclusively for over-55s, the property is beautifully presented and finished to a high standard throughout, offering stylish, low-maintenance accommodation that is ready to move straight into. With far-reaching coastal views, private beach access and attractive communal surroundings, the apartment offers an enviable coastal lifestyle.

The heart of the home is the spacious open-plan kitchen, dining and living area, a wonderfully light and inviting space with direct access onto the private balcony, where the coastal outlook provides an attractive backdrop. The contemporary kitchen is exceptionally well equipped with a comprehensive range of wall and base units, quartz worktops and integrated NEFF appliances. Practicality has also been carefully considered, with the entrance hall providing two useful cloakroom cupboards, alongside further built-in storage housing the washing machine and providing linen space.

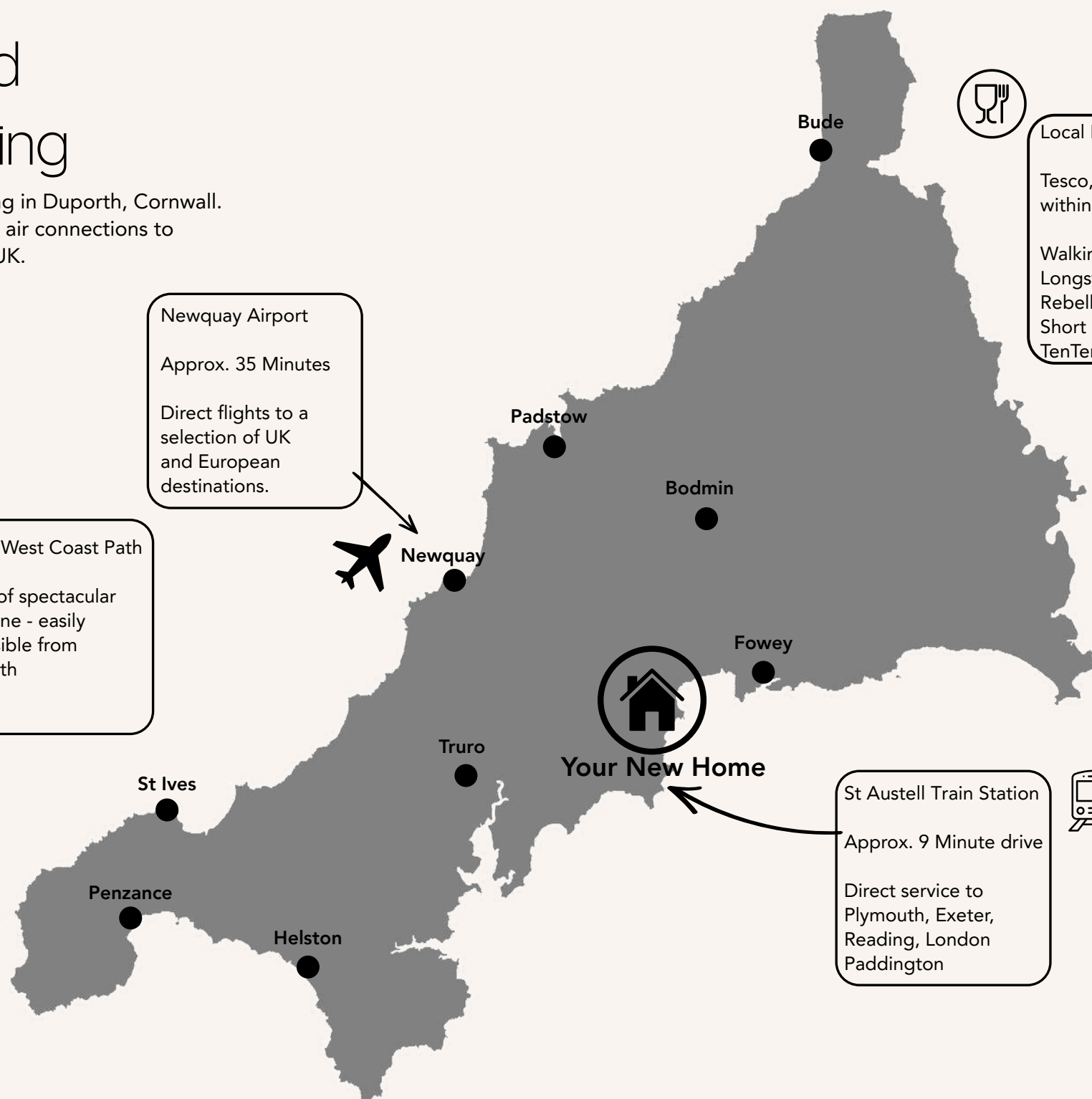
Both bedrooms are generously sized doubles and enjoy direct access onto the balcony. The principal bedroom features sliding double-glazed doors and is complemented by a well-appointed en-suite shower room with a double mains shower, wash basin, WC and heated towel rail. The second double bedroom is served by the family bathroom, featuring a bath with mains shower over, WC, wash hand basin and heated towel rail. Underfloor heating throughout further enhances the comfortable and contemporary feel of the home.

Outside, residents can enjoy beautifully maintained communal gardens and the considerable benefit of private access to Duporth Beach. The property also comes with two allocated parking spaces and a useful storage cage. Duporth is ideally positioned between the historic harbour village of Charlestown and St Austell, with the South West Coast Path, cafés, restaurants and everyday amenities within easy reach. St Austell also provides a mainline railway station with direct services to London Paddington, making this an excellent choice for relaxed and convenient coastal living.



Connected Coastal Living

Enjoy private beachside living in Duporth, Cornwall.
With excellent road, rail and air connections to
London and the rest of the UK.



Newquay Airport
Approx. 35 Minutes
Direct flights to a
selection of UK
and European
destinations.

South West Coast Path
Miles of spectacular
coastline - easily
accessible from
Duporth

Nearby Exploration
Charletown, Eden
Project, Tintagel Castle,
Lost Gardens of
Heligan, Padstow, St
Ives

Local Food & Drink
Tesco, Lidl & Asda all
within a 15 minute drive.
Walking distance to The
Longstore Restaurant,
Rebellion Roast House,
Short and Strong cafe,
TenTen Coffee.

St Austell Train Station
Approx. 9 Minute drive
Direct service to
Plymouth, Exeter,
Reading, London
Paddington



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Viewing: Strictly by appointment
Directions: Satnav- PL26 6EB
What3Words: ///husky.bagels.school

Local authority: Cornwall Council
Council Band: D
Tenure: Freehold

Heating – Gas
Electric – Mains
Water - Mains
Drainage –Mains



TO FIND OUT MORE

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