



# 1 Bluebarrow Close Carluddon St Austell PL26 8WX

- 1162 sqft (108sqm)
- 3 Bedrooms
- En-suite to Primary
- Family Bathroom
- Kitchen w/ Integrated Appliances
- Bespoke Hammonds Cabinetry
- Custom Fitted Shutters
- Landscaped Gardens
- Off Road Parking For 2 Vehicles
- Short Drive to Eden Project and Beaches
- Freehold
- EPC Rating A

Eco-conscious, design-led detached home in a peaceful village setting with solar tech, Juliet balconies, and private garden.

We are delighted to present this thoughtfully designed, energy-efficient detached residence. A beautifully balanced home where contemporary living meets sustainable design. Set within the pioneering and peaceful community of West Carclaze Garden Village, affectionately known as the Eco Village. This three-bedroom home offers a unique opportunity to enjoy smart living without compromise.

Built in 2022 with sustainability at its core, the property benefits from solar thermal heating, an MHVR air circulation system, and smart electric radiators, all working together to reduce energy consumption while enhancing everyday comfort. With seven years remaining on the NHBC warranty, this is a turnkey solution for those seeking a future-focused, low-maintenance home in a lifestyle-led setting.

Recent upgrades by the current owners include bespoke fitted shutters, adding both elegance and practical privacy throughout the home.

West Carclaze Garden Village is a landmark development just outside St Austell, thoughtfully designed to offer a lifestyle of wellbeing, community and sustainability. As the development matures, residents will benefit from a curated selection of cafés, restaurants, shops, and green spaces, including a Village Hub, community square, and miles of Cornish countryside walks via the nearby Clay Trails.

Just a short drive from the Eden Project, Knightor Winery and the renowned Cornish coast, and with a mainline station offering direct trains to London Paddington, this location balances lifestyle and convenience beautifully.















Step inside and you're welcomed by a bright, airy hallway that leads through to a stylish and well-appointed kitchen/diner, complete with an array of integrated appliances, soft-close cabinetry, and a clean, modern finish. It's a space designed for connection, equally suited to casual family breakfasts or entertaining friends.

The lounge is generous and light-filled, thanks to dual aspect windows and French doors that open onto the garden, allowing the natural surroundings to become part of the living experience. Custom-fitted cabinetry adds subtle sophistication and practicality.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal suite boasts bespoke Hammonds wardrobes, a contemporary en-suite shower room, and Juliet balcony, the perfect place to take in a morning breeze or evening sunset. Two further bedrooms and a well-appointed family bathroom provide flexibility for family living, guests, or home working.

A practical **plant room**, smartly integrated storage solutions, and stylish touches such as recessed lighting and high-quality vinyl flooring complete the internal space.

The **private rear garden** offers a tranquil escape landscaped with mature planting and ideal for al fresco dining, quiet mornings, or evening gatherings. With direct access from the main living area, the outdoor space becomes a natural extension of the home. To the front, the property benefits from two dedicated off-road parking spaces, with further visitor parking available nearby.

## Services

Solar Thermal Heating MHVR System  
Mains Electricity, Water and Drainage

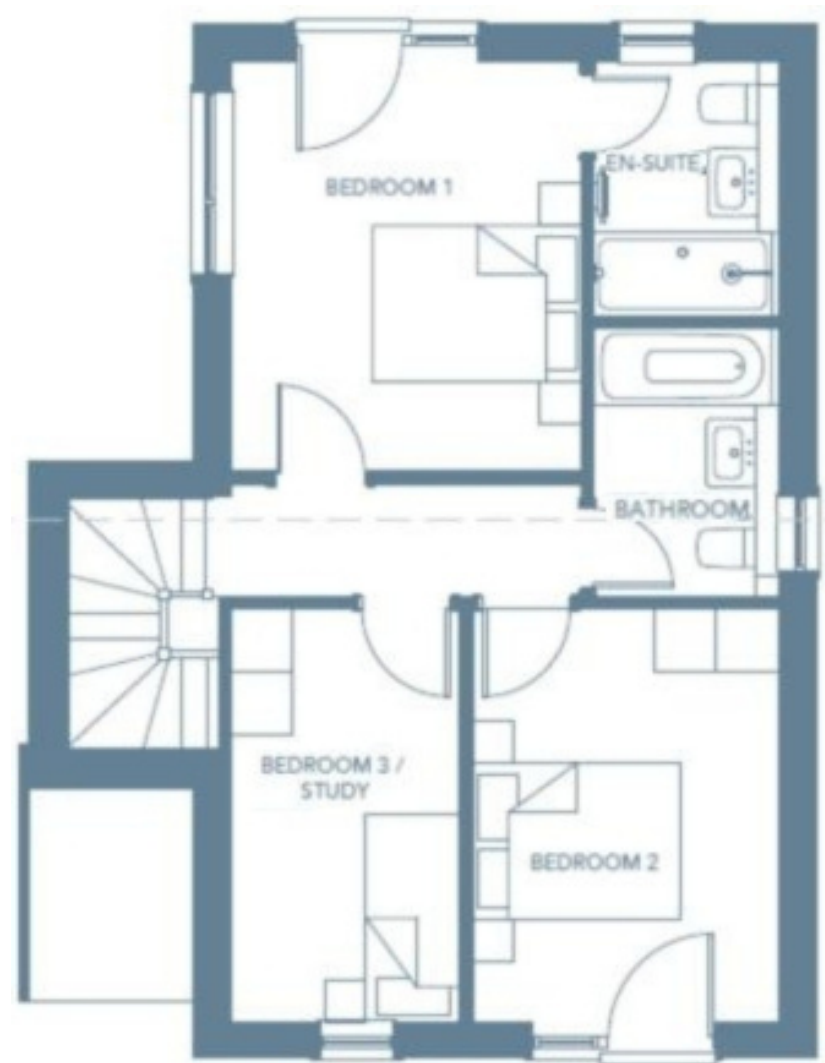
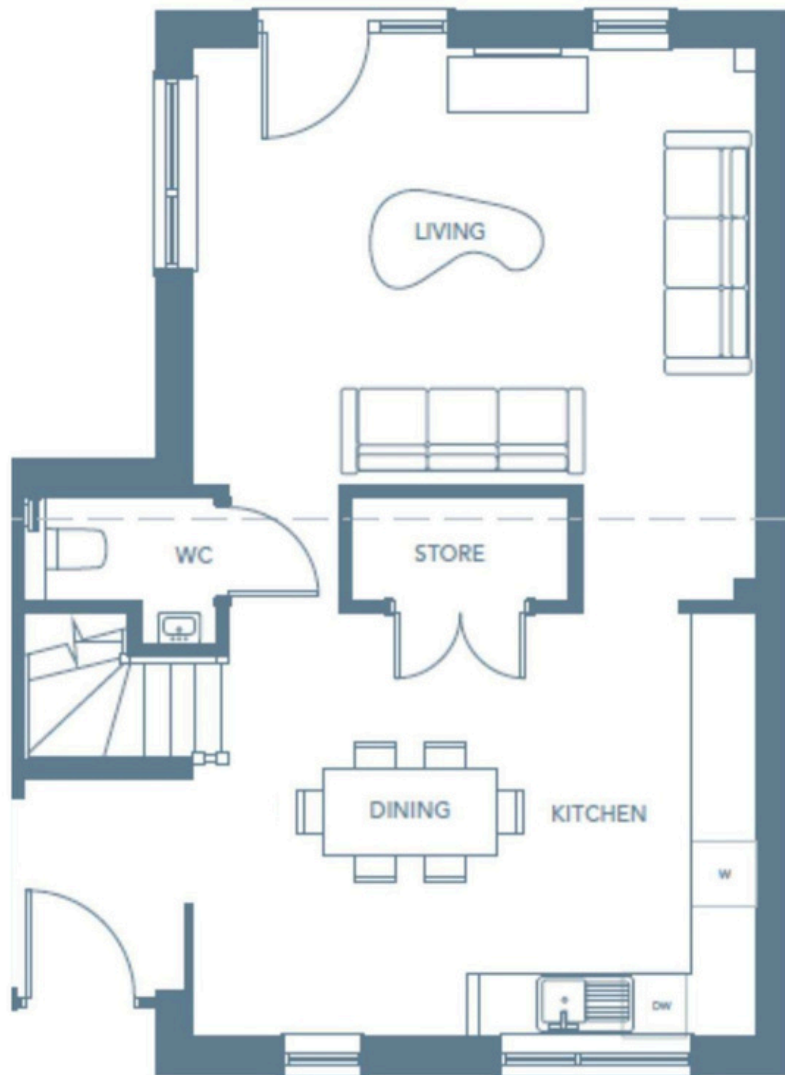
EPC Rating A (92)

Council Tax Band - D

Ultrafast Broadband Available  
1800mb Max Download 220 Max Upload

Flooding Risk - Very Low

The Agent advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



## SELLING AGENTS



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