

**FOR SALE**



**Penpoll, Tresooth Holiday Cottages, Mawnan Smith**  
**Guide Price £275,000**

  
**MARTIN&CO**



# Penpoll

Guide Price £275,000

- TURNKEY INVESTMENT
- STYLISH HOLIDAY HOME
- IDYLIC RURAL SETTING
- PRIVATE HOT TUB
- SWIMMING POOL

*Penpoll is a delightful two-bedroom holiday cottage in the idyllic Tresooth development, just outside of Mawnan Smith.*

Tresooth Cottages are a thoughtful development of 16 individual holiday cottages in Cornwall, converted from the farm's original dairy barns and set around a central stone courtyard. Beautifully located just outside the pretty village of Mawnan Smith, a ten minute drive from Falmouth, and close to the Helford River.

The cottages range in size from one to four bedrooms, and offer a tranquil rural retreat surrounded by stunning Cornish countryside. With our outdoor swimming pool, hot tubs, sauna, high speed wifi, games room, children's play area and pet friendly accommodation, Tresooth is an ideal holiday retreat for singles, couples, groups of friends and families alike.





Penpoll Cottage is a delightful two-bedroom cottage situated just outside Tresooth's main courtyard and set over two floors. The building is semi-detached with Porthallow, another two-bedroom cottage to the left. Penpoll has recently been remodelled to an excellent standard. With thoughtful modern design elements, Penpoll is a relaxing, inviting space and even has its own private hot tub!

Penpoll has an open plan living and kitchen area downstairs, and two bedrooms upstairs. The master bedroom has a superking bed and an ensuite shower room, with a Velux ceiling window bringing in lots of natural light. The second bedroom has twin beds, which can be set up as a superking, and also enjoys its own ensuite shower room.

The kitchen is well equipped, including microwave, dishwasher, washing machine, Tassimo coffee machine, fridge and freezer. The living area includes a Smart TV with Freeview and a wood burning stove. Penpoll is one of the pet free cottages at Tresooth.

High speed fibre broadband is available in each cottage at Tresooth, as well as in the main courtyard and the swimming pool area. Parking is shared with the other barns and located to the front of the complex. Communal facilities include a children's play field, heated outdoor swimming pool, sauna and hot tubs.

**Key Features:**

- 2 Bedrooms
- Parking
- Semi-detached, arranged over 2-storeys
- Close to Mawnan Smith and Falmouth
- May not be used as a primary residence
- EPC Rating C
- Council Tax Band B – Cornwall Council
- Leasehold, 999 year lease, peppercorn ground rent
- Mains water, drainage and electricity
- Gas central heating and hot water



**Investment**

The cottages are offered with several options for prospective purchasers, from unlimited personal use to a fixed return per annum net income for one to three years.

For Owners an investment package will be tailored to their own personal circumstances depending on how much personal use they would like to have.

The units are available to occupy throughout the year (no closed season) and have been fitted out to cater for both sunny and wet weather to appeal to a very wide audience throughout the year.

From an investment viewpoint, the cottages are competitively priced and are generate notable yields.

Although much of the holiday rental market is focused on the main summer season, Cornwall has a year-round appeal with potential bookings every month.

Cornwall has emerged as one of the world's iconic holiday destinations, boasting long sandy beaches, world-famous surf, hidden coves, rugged moorland, quaint fishing villages, deep wooded valleys, bustling seaside resorts, industrial heritage, rocky headlands, colourful gardens, idyllic rivers and a cathedral city, Cornwall has a bit of everything for those who want to explore.

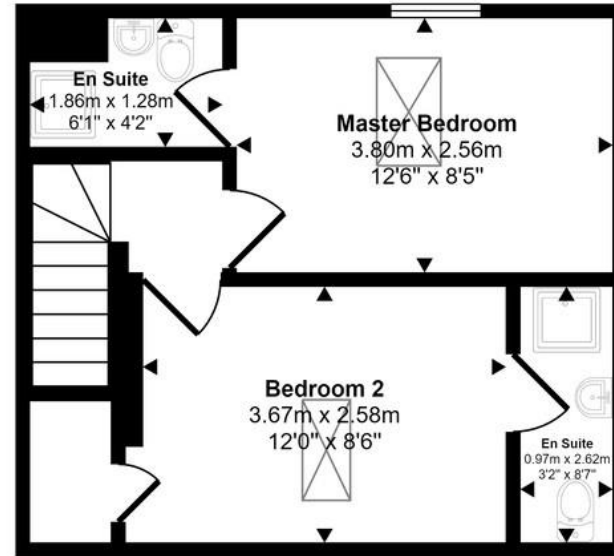
**Tresooth Cottages Offer:**

- Opportunity to invest in Cornwall, one of the strongest property markets in the UK.
- A lifestyle asset that an owner can enjoy whilst benefiting from an income return.
- Competitively priced, leaving scope for continued capital growth.
- All units maintained throughout the year providing a hassle free, fully managed rental service.
- Established and operational holiday rental property with strong repeat bookings.

Approx Gross Internal Area  
63 sq m / 673 sq ft



Ground Floor  
Approx 31 sq m / 338 sq ft



First Floor  
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.