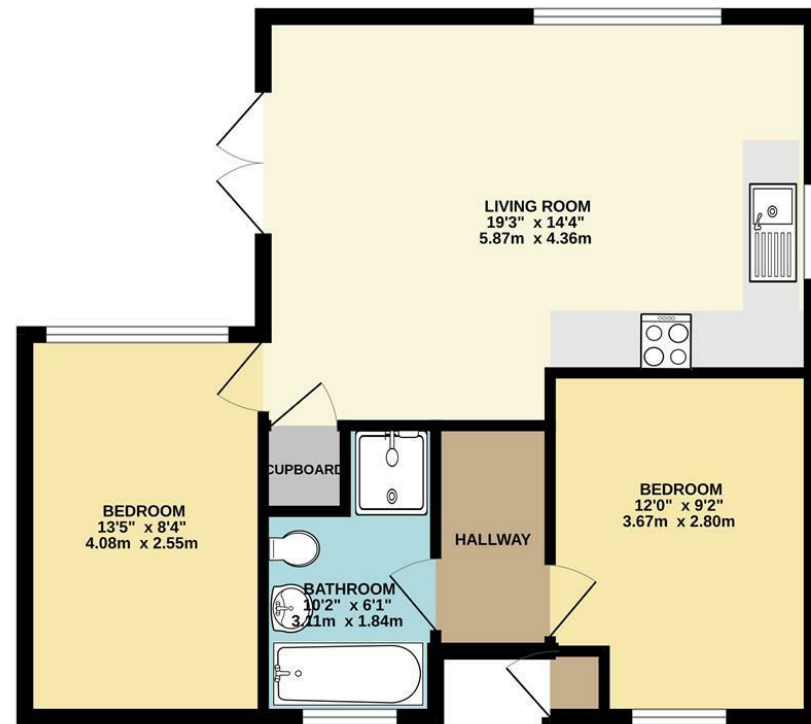




574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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MAY WHETTER & GROSE

**LODGE 413 AT TRENYTHON MANOR,
 TYWARDREATH, PL24 2TS
 OFFERS IN THE REGION OF £175,000**



A NEWLY REFURBISHED, FULLY FURNISHED HOLIDAY HOME SET IN A BEAUTIFUL COUNTRYSIDE LOCATION. WITHIN CLOSE PROXIMITY OF TRENYTHON MANOR HOUSE WHICH OFFERS A RESTAURANT, BAR, SPA AND LEISURE FACILITIES.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



Lodge 413 at Trenytho Manor, Tywardreath, Tywardreath, Cornwall, PL24 2TS

The Location

Nestled neatly above St Austell Bay on the breathtaking Cornish Riviera, Trenytho Manor is a luxury hotel resort with lovely views across to the bay and local countryside. Located within the extensive 24 acre grounds, this luxury cottage is offered fully furnished and equipped to a high standard.

Situated in between Tywardreath and Fowey, the resort is ideally place for easy access to the water and boat launching facilities at Fowey and Golant. Tywardreath is a pretty village with excellent local amenities and good transport links with a railway station in Par on the London Paddington to Penzance line.

The Property

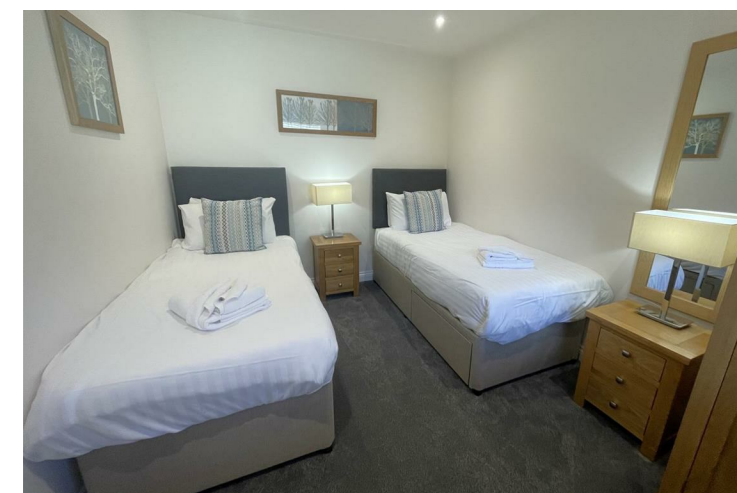
As well as a high class hotel on site, there are a number of privately owned holiday lodges dotted around the estate grounds.

Trenytho Manor's facilities include a Leisure centre and Spa facilities with treatment rooms, swimming pool and spa pool, along with a fitness suite. The hotel offers restaurant, bar with terrace and function rooms for private dining and special events.

The lodge offers a high standard of fixtures and fittings, including fully fitted kitchen and lounge area with flat screen TV and access to a private patio to enjoy the surroundings. With 2 bedrooms the property can sleep up to 6 with a double room, twin room and double sofa bed. There is a stylish family bathroom.

The property has parking space outside the lodge.

The property may be used for holiday home/holiday let only and cannot be used as a main residence. Anticipated income for 2024 is £15k approx.



Agents notes

Ground rent - £10.00 per annum

Current communal area fees £382.05

The property is offered on a leasehold basis with 983 years left remaining on a 999 year lease.

Currently Trenytho Manor fully manage Lodge 405 . Once the lodge is sold, the underlease comes to an end and the new owners are fully responsible for the ownership/letting of their property.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Tenure - Leasehold

EPC Rating - E

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR