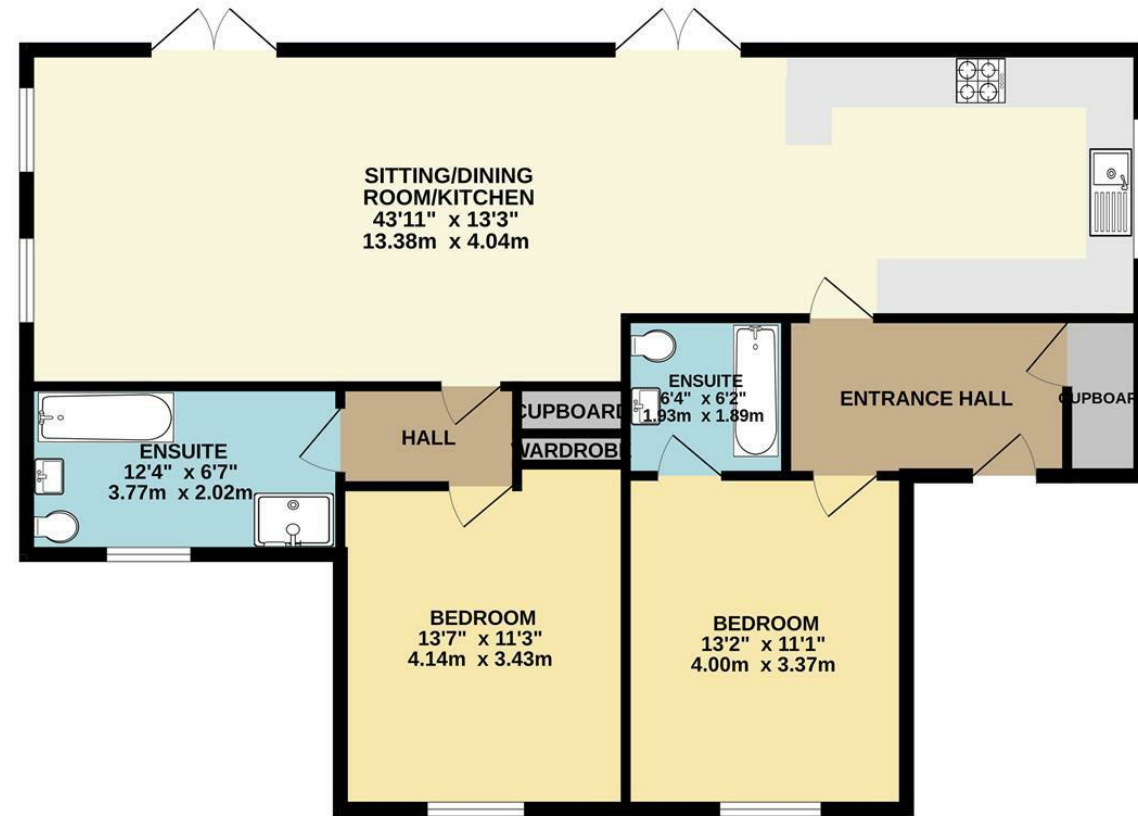


GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.

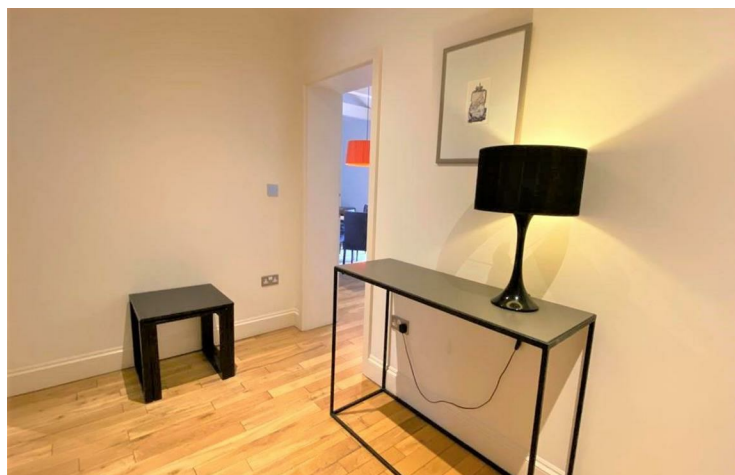


TOTAL FLOOR AREA : 1067 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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# MAY WHETTER & GROSE

**LODGE 301 AT TRENYTHON MANOR ,  
TYWARDREATH, PL24 2TS  
GUIDE PRICE £220,000**



**A FULLY FURNISHED 2 BEDROOM HOLIDAY LODGE SET IN THE BEAUTIFUL TRENYTHON MANOR RESORT. IN CLOSE PROXIMITY TO THE BEAUTIFUL 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.



Lodge 301 at Trenyhton Manor Tywardreath, Cornwall, PL24 2TS

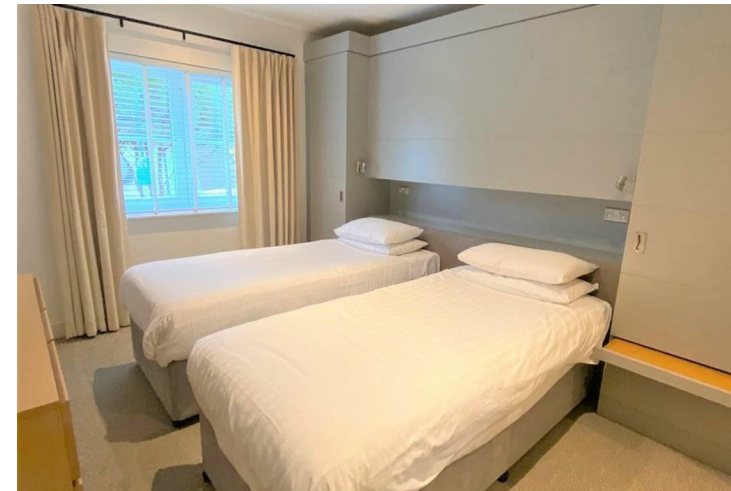
#### The Location

Nestled neatly above St Austell Bay on the breathtaking Cornish Riviera, Trenyhton 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 placed 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.

As well as an elegant Manor House that has been restored into a high class hotel on site, there are a number of privately owned holiday lodges situated around the estate grounds.

Trenyhton 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 Property

Lodge 301 offers a high standard of fixtures and fittings, including a fully fitted kitchen and spacious sitting/ dining room with access to a large decked area with gorgeous views of the grounds. The property also comprises two double bedrooms, one of which has an en-suite and a further stylish family bathroom.

The property has a parking space across from the lodge.

#### Services

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

#### Agents Notes

Ground rent - £10.00 per annum

Current communal area fees £382.05

Lease length is 999 with 982 years remaining.

Currently Trenyhton 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.

#### 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