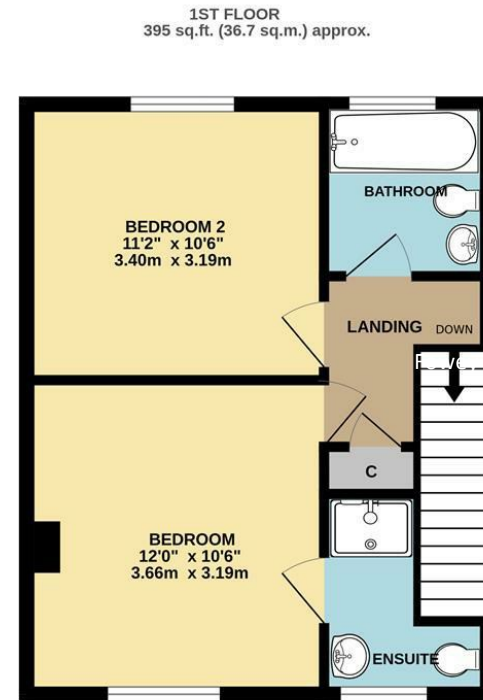
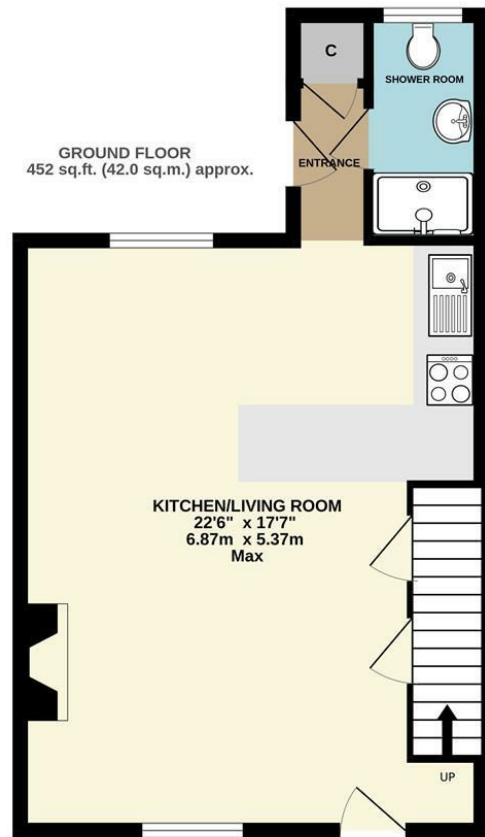


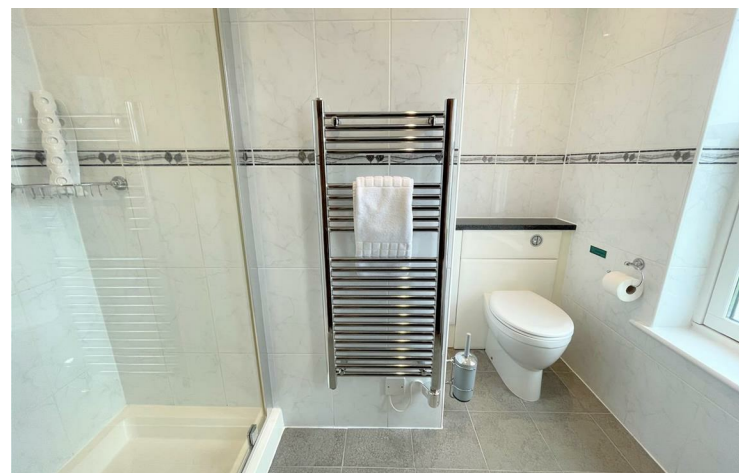


MAY WHETTER & GROSE

## 2 GREENACRES COTTAGES, PAR, PL24 2RU GUIDE PRICE £204,950



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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**A FANTASTIC OPPORTUNITY TO PURCHASE A TWO DOUBLE BEDROOM HOLIDAY COTTAGE WITHIN THE SOUGHT AFTER GREENACRES COMPLEX. LOCATED IN A RESPLENDENT COUNTRYSIDE SETTING WITH ELEVATED PANORAMIC VIEWS, USE OF COMMUNAL INDOOR HEATED SWIMMING POOL, PLAY AREA AND LANDSCAPED GARDENS.**

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Fowey (01726) 832299



MAY WHETTER & GROSE

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



## 2 Greenacres Cottages, Penpillick, Par, Cornwall, PL24 2RU

### The Location

Greenacres is a beautiful holiday let complex set in a countryside location and enjoying fabulous views over landscaped gardens towards St Austell Bay and across the Luxulyan Valley which is steeped in local history and has designated world heritage status.

As well as being close to all local amenities and Par beach the cottage is also within a short drive of some of Cornwall's greatest attractions including The Eden Project, Charlestown and the ancient harbour town of Fowey,

On site the property and its guests can enjoy the use of the lovely landscaped gardens, children's play area and the main attraction, the indoor heated swimming pool.

### The Property

2 Greenacres is a mid-terraced cottage enjoying all-embracing views from the courtyard and windows to the rear elevation taking in the panoramic vistas of historic Luxulyan Valley and countryside beyond.

The property is accessed via a paved pathway where the front door opens to an entrance hall with practical cupboard housing the boiler. A further door opens to a tiled shower room with ceramic toilet, sink and shower.

The solid wood shaker kitchen is well equipped with ample storage and work space, complete with integrated appliances including fridge freezer, electric oven and hob, dishwasher and microwave. The open plan living area boasts tall, upvc sash windows providing an abundance of natural light and a rear door that opens out onto a rear courtyard. There is also a wood burning stove on hand to keep the property warm and cosy.

Stairs rise to the first floor comprising a spacious principal bedroom with a window to the rear elevation providing picturesque countryside views. This room also hosts an en-suite with built in shower and ceramic toilet and sink. There is a further double bedroom with window to the front elevation, a useful storage cupboard and family bathroom.

### The Outside

To the rear of the property there is a good-sized courtyard with countryside views, there is plenty of space for garden furniture and a bbq. A gate from the courtyard leads out to a car park with designated parking for some of the cottages.

2 Greenacres has a designated parking space.

### Agents Note

This property cannot be a residential home, it can only be used as a second home or holiday let. 2 Greenacres sleeps 6 people with the use of the sofa bed in the lounge area.

Management Fee of £456 pcm. This property is being sold fully furnished.

### Tenure - Freehold

### EPC - C

### Council Tax - Business Rates

### Local Authority

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

### Services

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

### 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