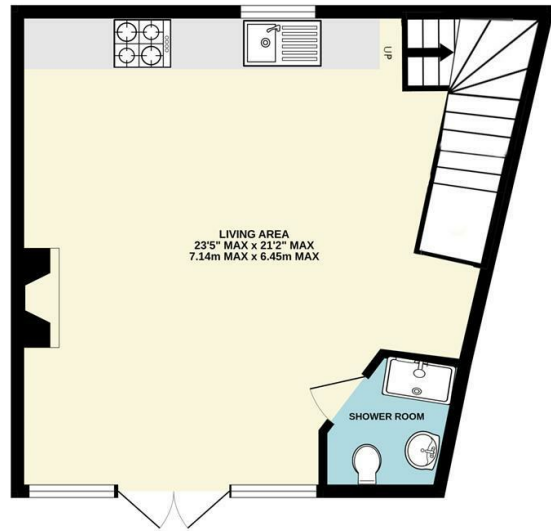


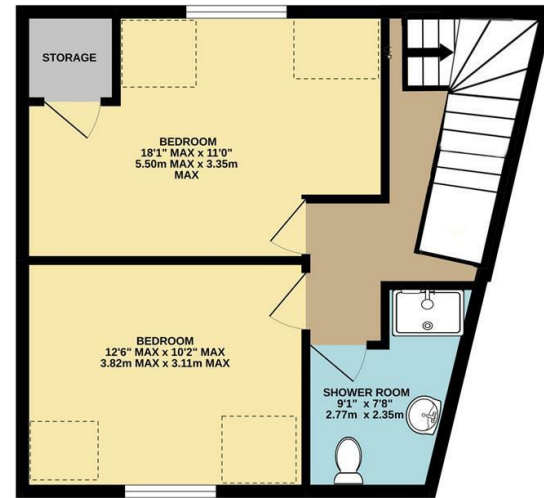
MAY WHETTER & GROSE

**7 GREENACRES ,
PAR, PL24 2RU
GUIDE PRICE £190,000**

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

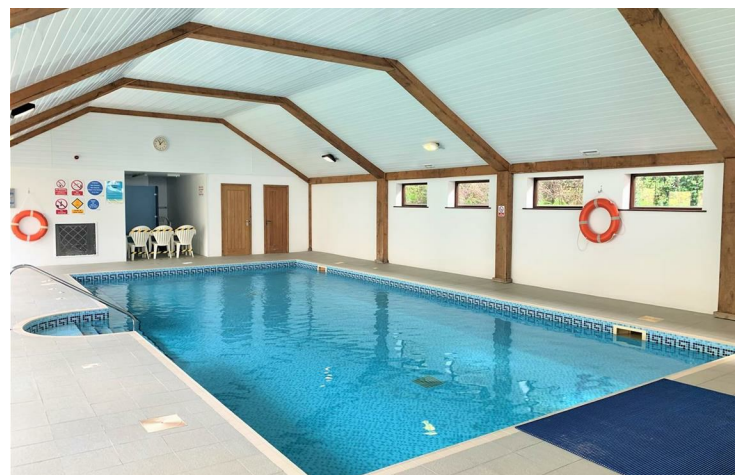


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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A CHARMING TWO BEDROOM HOLIDAY COTTAGE SITUATED IN THE BEAUTIFUL GREENACRES COMPLEX. ENJOYING OUTSTANDING, PANORAMIC COUNTRYSIDE VIEWS OVER LUXULYAN VALLEY. COMMUNAL INDOOR HEATED SWIMMING POOL, CHILDRENS PLAY AREA AND GARDENS.

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.



7 Greenacres Penpillick, Par, Cornwall, PL24 2RU

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.

Enjoying a patio sitting out area with glorious views over the communal gardens and out towards Luxulyan Valley, double doors open into the beautiful and generous open plan living area.

Benefitting from a very well equipped, solid wood shaker styled Kitchen with integral electric oven and gas hob, fridge freezer, dishwasher and plenty of storage and work space. The focal point of the room other than the amazing views, is a wood burning stove which gives the cottage a warm and cosy feel in the colder months.

The property has a very handy ground floor shower room with wash hand basin and vanity unit, WC, heated towel rail and shower cubicle.



Stairs rise to the first floor where the double bedroom can relish the fabulous views over the communal gardens and countryside beyond. The twin bedroom has a useful built in storage cupboard and has views over the indoor swimming pool and children's play area. Both bedrooms do have areas of restricted head height due to the pitch of the roof.

A second shower room comprises of a wash hand basin set in a generous vanity unit, WC, heated towel rail and shower cubicle.

7 Greenacres has a private sitting out area and designated parking space.

AGENTS NOTES
This property cannot be a residential home, it can only be used as a second home or holiday let.
Management Fee of £324 pcm.

TENURE FREEHOLD

EPC RATING - 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