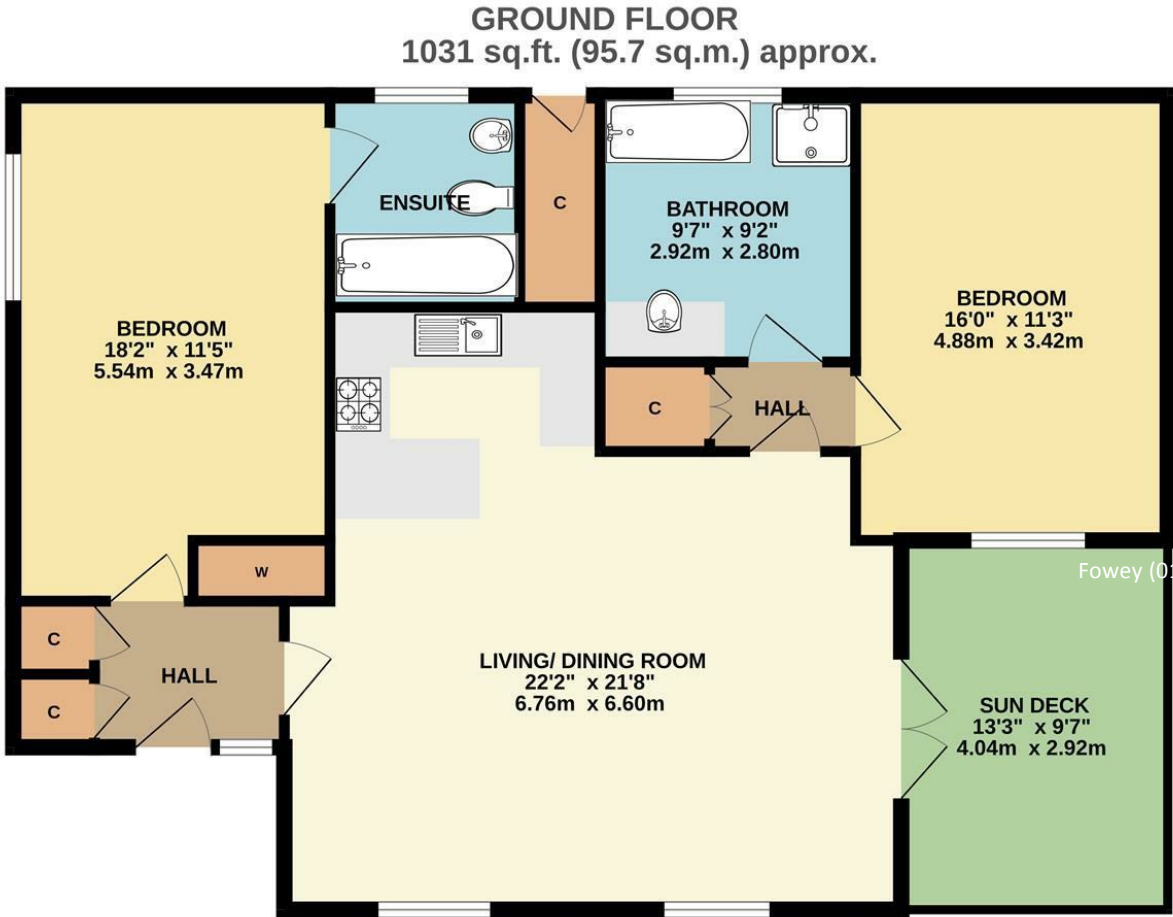




LODGE 506 AT TRENYTHON MANOR ,
TYWARDREATH, PL24 2TS
GUIDE PRICE £220,000



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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.
Made with Metropix ©2024



A FABULOUS TWO BEDROOM HOLIDAY HOME SET IN THE GROUNDS OF TRENYTHON MANOR RESORT, IN CLOSE PROXIMITY TO THE MANOR HOUSE WHICH BOASTS A RESTAURANT, BAR , LEISURE AND SPA FACITITIES.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS 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 506 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.

Lodge 506 has the unique position of being on a corner plot adjacent to a field and with uninterrupted views over the countryside and St Austell Bay.

The Accommodation

Lodge 506 offers a high standard of fixtures and fittings, including a fully fitted kitchen and deceptively spacious, open plan living/ dining room. From the living room, French doors open out to a decked area, where there is plenty of space to sit and admire the views over the Trenyhton grounds and out towards the bay.



The property also comprises of two good sized double bedrooms, one of which has an ensuite and a further large family bathroom with large vanity sink, shower cubicle, bathtub and wc.

There are also practical storage cupboards in the entrance hall and airing cupboard.

The property has a designated parking space across from the lodge.

The property is offered on a 999 year lease which commenced in 2006.

Currently, the owner has an underlease with Trenyhton Manor. The lodge is fully managed by the Manor and owners and guests have full use of the facilities within the resort. On completion, all underleases will be reviewed and negotiated between the new owners and freeholder. The lodges can managed by independent holiday let companies or their owners. This would then require the owners to approach Trenyhton Manor to arrange a separate negotiation regarding the Manors facilities.

Agents Note

Ground rent £10 per annum

999 year lease from 2006

Maintenance charge: £382,05

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 - D

Tenure - Leasehold

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

Services

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

Local Authority

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