



**MAPLE, LODGE 415 TRENYTHON MANOR,
TYWARDREATH, PL24 2TS
GUIDE PRICE £220,000**



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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 WELL PRESENTED TWO BEDROOM LODGE ON THE BEAUTIFUL TRENYTHON MANOR ESTATE, PEACEFUL LOCATION, CLOSE TO THE MANOR HOUSE WITH LEISURE AND HOTEL AMENITIES, SOLD FULLY FURNISHED AND READY TO LET

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MAPLE, LODGE 415 Trenytho Manor, Tywardreath, PL24 2TS

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 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.

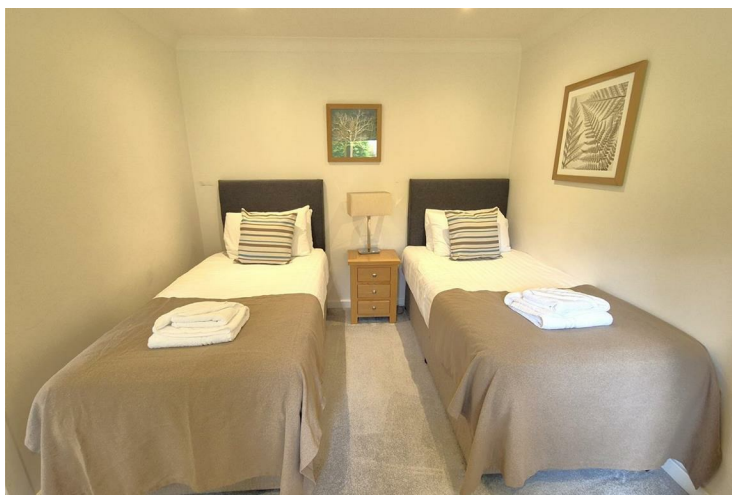
As well as an elegant Manor House that has been restored into a high class hotel on site, there are a number of privately owned holiday lodges situated around the estate grounds.

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 a restaurant, a bar with terrace and function rooms for private dining and special events.

THE PROPERTY

Lodge 415 is a well presented holiday home which is being sold fully furnished with quality fixtures and fittings. The living area is well proportioned with plenty of room for dining, relaxing and cooking. The shaker styled kitchen comprises of wall and base storage units, Hotpoint washing machine and upright fridge freezer, Bosch electric oven, hob and ample worktop.

Double doors open from the living room to a patio sitting out area offering a view of St Austell Bay, ideal for an early morning coffee or al fresco dining on summer days.



The property has two bedrooms, one double and one twin room. Both rooms have wardrobes with the double having a set of drawers, with the double having a view towards St Austell Bay

The bathroom comprises of a bath, shower cubicle, wash hand basin, WC and heated towel rail.

AGENTS NOTES

999 Year lease commencing on the 24th June 2006
 £10.00 PA for ground rent - subject to increase
 Common area fees currently £430.54 per month
 Cannot be a main home, holiday accommodation only.

The vendor currently has an underlease with Trenytho Manor which provides full management and maintenance services to the vendor and their guests, this is surrendered on sale of the lodge. The owners of the Trenytho Manor estate will be pleased to welcome any new lodge owners to the site, and are more than happy to discuss further details.

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

EPC RATING - F

TENURE - LEASEHOLD