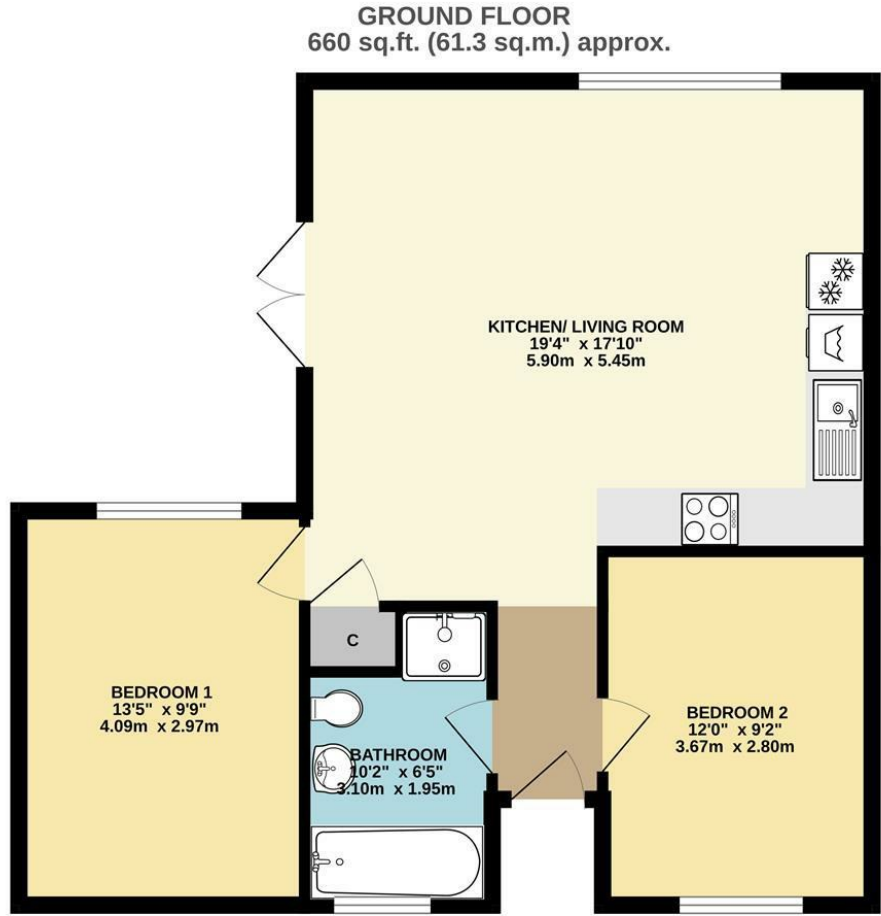
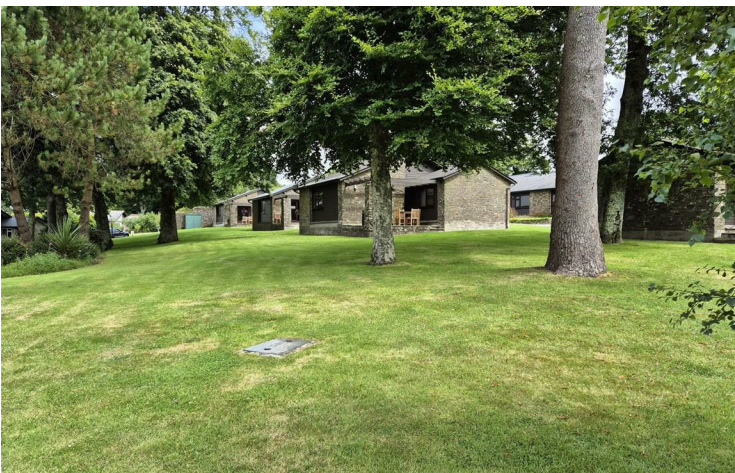




**LODGE 411, TRENTHON ,  
TYWARDREATH, PL24 2TS  
GUIDE PRICE £200,000**



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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 TWO DOUBLE BEDROOM LODGE IN IMMACULATE CONDITION AND LOCATED IN A PRIME POSITION ON THE TRENTHON ESTATE. ENJOYING VIEWS OVER THE COMMUNAL GARDENS AND DISTANT VIEWS OF ST AUSTELL BAY. CURRENTLY A SUCCESSFUL HOLIDAY LET.**

**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 411, Trenytho 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 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.

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

Lodge 411 has one of the best locations on the site. Views extend over the communal grounds and out to St Austell Bay and has a sense of space and tranquillity.

**ACCOMMODATION**

A very useful external storage cupboard is located by the front door, great for wet shoes or outside paraphernalia.

The front door opens into the entrance hall with doors leading off to the twin bedroom, family shower room and living area. The shower room comprises of a wash hand basin, WC, shower cubical with electric shower and a heated towel rail.



The living room has ample space for a relaxing lounge area, dining area and modern Shaker styled kitchen comprising of wall and base storage units, Bosch electric oven and hob, Hoover upright fridge freezer and Hoover washing machine. From the dining area views can be enjoyed over the gardens to St Austell Bay.

From the living room double doors open to the patio, a perfect place to unwind and soak in the views and tranquillity or enjoy social al fresco dining.

The sizable principal bedroom enjoys views over the patio, gardens and out to St Austell Bay.

**AGENTS NOTES**

The accommodation can be resided in for 11 months of the year only.

**TENURE - LEASEHOLD**

999 Year lease  
 Started from 2006  
 Ground rent £10.00  
 Service Charge for communal areas - £430.54

**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