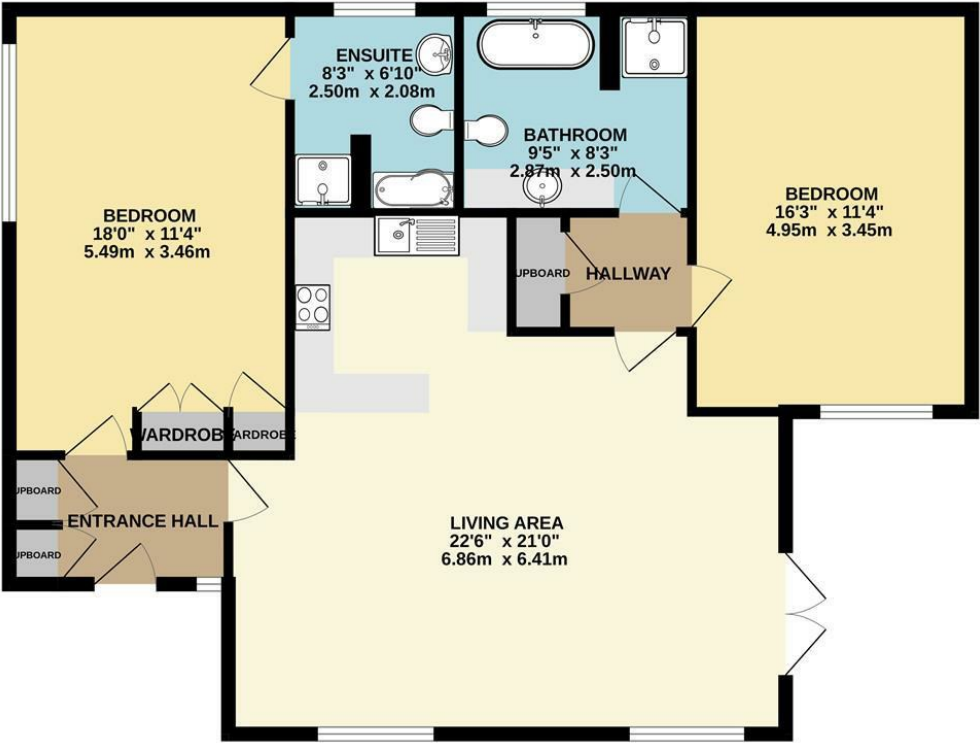




GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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**LODGE 304 TRENYTHON MANOR,
TYWARDREATH, PL24 2TS
GUIDE PRICE £210,000**



A FABULOUS SPACIOUS TWO BEDROOM LODGE ON THE TRANQUIL AND BEAUTIFUL TRENYTHON MANOR ESTATE. OPEN PLAN LIVING AREA, GENEROUS BEDROOMS, ONE EN SUITE, OUTSIDE DECKING AND PARKING. CLOSE TO ALL THE AMENITIES OFFERED BY THE MANOR HOUSE INCLUDING RESTAURANT, SPA FACILITIES AND SWIMMING POOL. SUCCESSFUL HOLIDAY LET





Lodge 304 Trennython Manor, Tywardreath, PL24 2TS

LOCATION

Nestled neatly above St Austell Bay on the breathtaking Cornish Riviera, Trennython 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 place 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.

TRENNYTHON MANOR AND GROUNDS

Trennython Manor, built in the Victoria era, is a beautiful grand manor house which enjoys fabulous views over countryside and St Austell Bay. The manor offers hotel 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.

THE PROPERTY

Lodge 304 is situated only a short stroll from the manor and set in a peaceful location on the estate. All rooms are of a generous size and the lodge is extremely well presented offering a high standard of furniture, fixtures and fittings.

A door opens into an entrance hall with useful storage cupboards and doors leading into a bedroom and the living area.

The bedroom is extremely spacious with built in wardrobes and the benefit of an en suite bathroom. This comprises of bath, shower cubicle, WC, wash hand basin and heated towel rail.



The living area has plenty of room for a dining area, sitting room and the stylish kitchen. Double doors open onto a decking area, perfect for relaxing and enjoying the peace and quiet.

The shaker styled kitchen comprises of base and wall storage units, integral Bosch electric oven and hob, dishwasher, fridge freezer, washing machine and microwave.

From the living area a door opens into an inner hallway which has a large storage cupboard and doors leading into the bathroom and second large bedroom.

The modern and immaculate bathroom has a bath, separate shower cubicle, WC and wash hand basin mounted on a large vanity unit.

The second double is also a very spacious room with built in bedroom furniture.

EPC RATING - E

TENURE - LEASEHOLD

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