



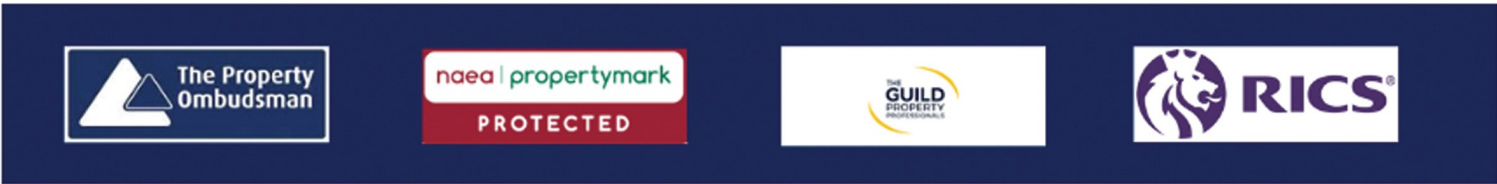
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.
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**LODGE 405 TRENYTHON MANOR,
PAR, PL24 2TS
GUIDE PRICE £190,000**



A NEWLY REFURBISHED, TWO BEDROOM DETACHED LODGE LOCATED ON THE VERY POPULAR TRENYTHON MANOR GROUNDS. DISTANT SEA AND COUNTRYSIDE VIEWS FROM THE LIVING ROOM AND TERRACE, PRIVATE OFF ROAD PARKING, OPEN PLAN LIVING AREA AND USE OF HOTEL FACILITIES INCLUDING SWIMMING POOL. SELLING FULLY FURNISHED AND CHAIN FREE!



Lodge 405 Trenythron Manor, Tywardreath, Par, PL24 2TS

LOCATION

Nestled neatly above St Austell Bay on the breathtaking Cornish Riviera, Trenythron 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 Lodge 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.

Trenythron 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 405 is situated on the edge of the resort enjoying elevated views of surrounding countryside and distant sea views, the front of the lodge looks over open fields, giving more privacy. The current owners have recently started holiday letting the lodge through an independent holiday let firm and have a net income forecast if required. Any new owner will have the option of renting independently or negotiating an underlease with the hotel. All guests or owners of Lodge 405 have use of the hotel facilities including swimming pool, bar, spa and WIFI is also included.

ACCOMMODATION

Recently refurbished and in immaculate condition, this two double bedroom detached lodge is being sold fully furnished. An open plan living area has a defined sitting area with French doors leading out to the terrace, a dining area enjoying distant sea and countryside views and a modern well equipped Shaker styled kitchen with ample base and wall units, integral oven and hob, washing machine and upright fridge freezer. The lodge comes complete with all the fixtures fittings and equipment guests need to enjoy the perfect stay. Due to sofa bed in the living area the property can accommodate 6 people.



A double and twin room come fully furnished with the twin bedroom located at the front of the lodge and the double bedroom enjoying countryside views over the terrace.

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

OUTSIDE

A shared driveway splits to give the lodge its own parking space directly outside. A handy outside cupboard next to the front door provides very useful storage. A path leads round the side of the lodge giving access to the rear terrace.

A patio terraced area accessed from the living room provides the perfect place to sit, unwind and enjoy the countryside views.

AGENTS NOTES

The lodge has a 999 year lease commencing on 24th June 2006.

Ground rent £10 per annum.

Maintenance charge this year of £382.05 per month

EPC RATING - E

TENURE - LEASEHOLD

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