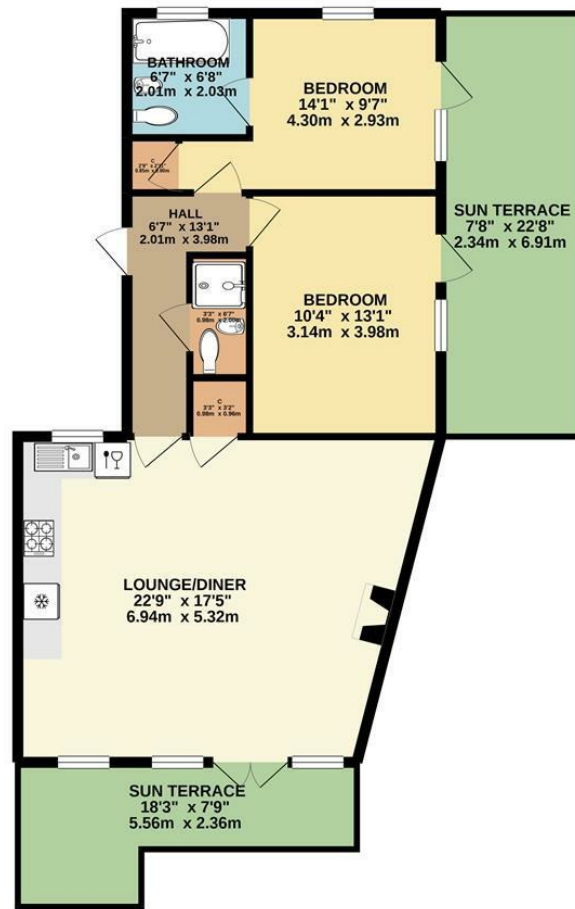


GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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. The 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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# MAY WHETTER & GROSE

**9 GREENACRES ,  
PAR, PL24 2RU  
GUIDE PRICE £228,000**



**A GREAT OPPORTUNITY TO PURCHASE A TWO DOUBLE BEDROOM HOLIDAY COTTAGE WITHIN THE VERY POPULAR GREENACRES COMPLEX. LOCATED IN A BEAUTIFUL COUNTRYSIDE SETTING WITH ELEVATED PANORAMIC VIEWS, USE OF COMMUNAL INDOOR HEATED SWIMMING POOL, PLAY AREA AND LANDSCAPED GARDENS.**

**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.



**9 Greenacres Penpillick, Par, Cornwall, PL24 2RU**

**LOCATION**

Greenacres is a beautiful holiday let complex set in a countryside location and enjoying fabulous views over landscaped gardens towards St Austell Bay and across the Luxulyan Valley which is steeped in local history and has designated world heritage status.

As well as being close to all local amenities and Par beach the cottage is also within a short drive of some of Cornwall's greatest attractions including The Eden Project, Charlestown and the ancient harbour town of Fowey,

On site the property and its guests can enjoy the use of the lovely landscaped gardens, children's play area and the main attraction, the indoor heated swimming pool.

**THE PROPERTY**

9 Greenacres is a mid-terraced cottage enjoying panoramic, elevated views from the raised sitting out area taking in the immaculate landscaped gardens, the historic Luxulyan Valley and countryside beyond. The spacious open plan living area is made warm and cosy by the wood burning stove and has double uPVC doors opening out on to the terrace for those beautiful sunny days.

The Kitchen is very well equipped and includes all integrated appliances including fridge freezer, electric oven and hob, dishwasher and microwave. There are plenty of storage units and work space.



The cottage boasts a bathroom and a separate shower room, two double bedrooms (one twin room and one double bedroom) both with doors leading out to a separate seating area to the rear of the property. The bathroom being the en suite to the principal bedroom.

Two useful storage cupboards house all the cleaning equipment and ironing board etc.

The cottage is gas centrally heated, uPVC double glazed throughout and is being sold as seen, all ready to welcome new guests. At present the property is fully managed with a great lettings history making for an ideal investment.

**EPC RATING C**

**Council Tax Band - Business Rates**

**Tenure - FREEHOLD**

**Agents Notes**

The current service charges are £315 pcm plus £32 pcm for waste disposal

**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

**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.