



MAP estate agents
Putting your home on the map

Gwel an Mor (Luxury) Resort
Feadon Lane, Portreath

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Portreath Beach 0.7 of a mile | A30 trunk road 2 Miles | Redruth 4 miles | Falmouth (south coast) 14 miles | Truro 15 miles | Newquay Airport 24 miles | Plymouth 65 miles | Exeter M5 98 miles | London 270 miles (Distances are approximate)

This luxury property enjoys a stunning vista to the sea and offers generous well-appointed holiday accommodation with a spacious open plan living area. There are two double size bedrooms and two bathrooms, all with underfloor heating.

Living room | Inner vestibule | Two bedrooms – principal ensuite | Bathroom | Extensive deck | Driveway parking | Extensive on-site facilities

£290,000

Freehold



Property Introduction

Offering a unique opportunity to acquire a freehold investment on this award winning holiday complex, set on the fringe of the north coast village of Portreath famed for its sandy beach and active harbour.

Inside, this holiday home enjoys a light and airy feel internally and there is an extensive outside decked space on two sides featuring a sunken private hot tub, an area for alfresco dining and space to soak up the beautiful Cornish sunshine.

Gwel an Mor Resort is a five star resort with a heated indoor pool, restaurant and terrace bar and a wildlife experience at Feadon Farm amongst some of the attractions. There is also the benefit of a 9 hole golf course on-site together with nearby Tehidy Park Golf Club. Marketing, letting and maintenance of the property is handled by the Gwel an Mor Resort Management and income statements are available to interested parties if required. This is an opportunity to own a holiday home for personal use and to generate an income.

The property will be sold fully equipped and ready to holiday let/occupy from completion of sale.

Viewing our interactive virtual tour will certainly whet your appetite for this property prior to arranging a closer inspection.

Location

The Gwel an Mor (Luxury) Resort is located on the edge of the rugged north Cornish coastal village of Portreath with its sandy beach and active harbour.

Within two miles is the A30 trunk road, the nearest town is Redruth and there is easy access to the City of Truro, Falmouth on the south coast and Newquay Airport.

Cornwall is a major holiday destination and offers surfing, sandy beaches and coastal walks. The Eden Project and Tate Modern in St Ives and numerous National Trust properties and gardens are major attractions and exploring the many coves and villages nearby is a must for visitors.

ACCOMMODATION COMPRISES

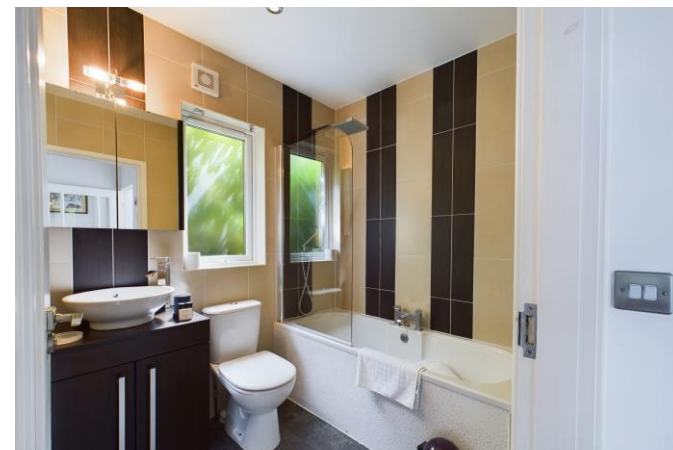
Door to:-

LIVING ROOM 19' 4" x 18' 11" (5.89m x 5.76m) maximum measurements

Enjoying a triple aspect with full height windows to the front and side and focusing on a corner freestanding circular log burning stove. The kitchen area is fitted with a range of eye level and base units with square edge working surfaces and features an inset stainless steel single drainer sink unit with boiling water tap and mixer tap, there is also a floor to ceiling pull-out unit giving easy access and all round visibility. Built-in oven with ceramic hob and stainless steel hood over, island unit with additional storage, built-in microwave and integrated fridge, freezer, dishwasher and washing machine. There is engineered wood flooring and a storage cupboard houses a 'Samsung' heat pump. Door to:-

INNER VESTIBULE

Engineered wood floor and inset spotlighting. Doors off to:-



BEDROOM ONE 13' 1" x 9' 2" (3.98m x 2.79m)

Full height window and door to the front deck and private hot tub enjoying views to the sea. Sliding door wardrobe, dressing table with free standing TV, engineered wood flooring and door to:-

EN-SUITE SHOWER ROOM

Window to front. Fitted with a corner shower enclosure with jacuzzi and power shower, close coupled WC and vanity unit with circular wash hand basin and pillar mixer tap. Towel radiator and full ceramic tiling to walls.

BEDROOM TWO 12' 4" x 9' 2" (3.76m x 2.79m) plus door recess

Full height window to the rear. Sliding door wardrobe, dressing table with free standing TV and engineered wood flooring.

BATHROOM

Window to the rear. Close coupled WC, vanity unit with circular wash hand basin with pillar mixer tap and panelled bath with plumbed shower over. Full ceramic tiling to walls, towel radiator and TV unit on wall at end of bath.

OUTSIDE

Steps lead up to an extensive deck which lies to the front and side of the property and features a sunken hot tub. There is space for a BBQ, area for alfresco dining and space for sun loungers etc., Set to one side is an allocated parking space for one vehicle.

FACILITIES AND ON-SITE ATTRACTIONS

As mentioned the development has a number of attractions. These include an indoor heated swimming pool, gym, tennis court, The Terrace Bar and Restaurant, well being Spa, 'Famous Nine' golf course, wildlife centre, archery range, fishing lake and Base Camp' - a large indoor play facility for children.

AGENT'S NOTE

The property is marketed and maintained by Gwel an Mor who look after the whole site. For this service Gwel an Mor deduct 32% of gross income as commission as well as deducting charges for cleaning between each letting, daily hot tub maintenance, electricity and water usage. There is an annual charge for insurance, ground maintenance and the free use of all facilities. Payments to owners are made twice annually with a statement listing all income and expenses and covering the periods 01 January to 30 June and 01 July to 31 December. We have a copy of the owner's statement for the period 01 July to 31 December 2020 for inspection if required. The property is currently fully available for lettings and is registered as a business. As such the property is zero rated for Council tax for which the stipulations are that the property is not a main residence and that at least 140 nights per annum are available for self catering holiday lettings.

DIRECTIONS

From the A30 exit at Avers roundabout follow the road signs towards Portreath, taking the B3300. On entering the village continue into the centre where the road bears around sharply to the left climbing up Treglea Hill and where the road bears around to the right take the first turning left into Cott Road and then take the third left into the Gwel an Mor Resort. If using What3words:

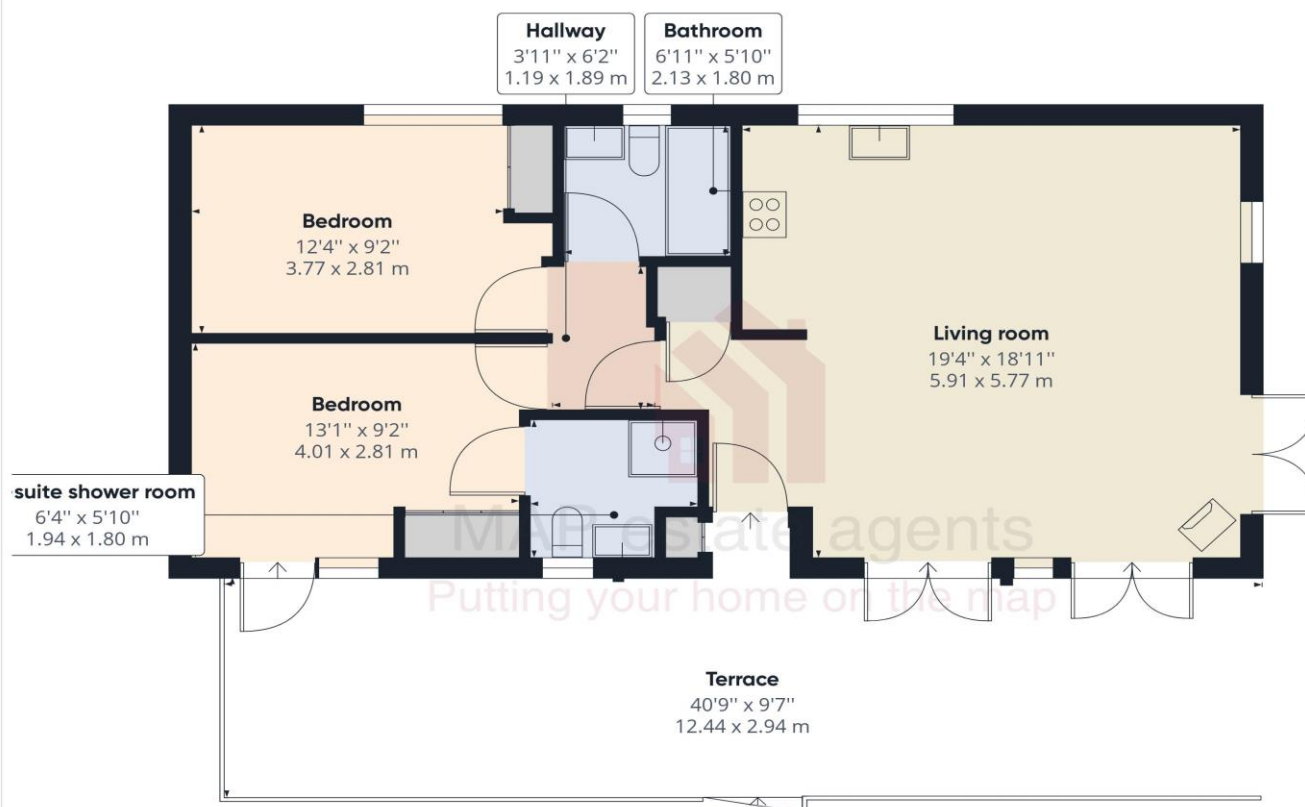


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's
Top reasons to view this home

- Investment opportunity
- Luxury property
- Two double size bedrooms
- Two en-suites
- 19' Open plan living area
- 40' Wrap around raised deck
- Sea views
- Award winning 5* holiday complex with extensive facilities
- Sandy beach and fishing harbour nearby
- Chain free sale



Approximate total area⁽¹⁾
760.64 ft²
70.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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