

**ESTUARY**  
ESTATE



**ESTATES**  
AGENTS

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**VILLA 7, ST MORITZ GARDEN VILLAS, TREBETHERICK  
GUIDE PRICE £595,000 LEASEHOLD**

INCLUDING CONTENTS

**GREENAWAY, VILLA 7, ST MORITZ GARDEN VILLAS, TREBETHERICK, WADEBRIDGE, CORNWALL PL27 6SD**

Opportunity to purchase an attractive holiday home with two bedrooms, located within the grounds of the stylish St Moritz hotel & spa, with direct access to the Greenaway beach and wonderful coastal footpaths to Daymer bay and Polzeath. The Greenaway has been tastefully re-furnished by the present owners and is being successfully let on a holiday basis and has the benefit of being sold with contents.

**OPEN PLAN KITCHEN/DINING AREA/SITTING ROOM | 2 BEDROOMS  
DOWNSTAIRS SHOWER ROOM | BATHROOM | FRONT BALCONY  
PRIVATE GARDEN & PATIO | PARKING**

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**Greenaway** is located within the grounds of the **St Moritz Hotel** and benefits from all the leisure facilities including an indoor and outdoor swimming pool with the **Seaside Restaurant, Cowshed Spa** and a stylish restaurant open all year. The **St Moritz Garden Villas** are one of the most sought after holiday destinations as it is situated on the grassy cliffs above the popular beach of **Daymer Bay at Trebetherick**. **The Villas** have been built to a very high specification all with balconies and separate gardens providing high quality holiday accommodation, with a history of established letting. **Villa 7** has the benefit of double glazing, electric storage heaters throughout and new solar panels on the roof that generate approximately £1500 per year income.

**Trebetherick** is situated between **Rock** and **Polzeath** and is a very sought after residential and holiday home area being close to **Daymer Bay** on the mouth of the **Camel Estuary**. **Trebetherick** has a wonderful deli and grocery store, **Polzeath village** is only half a mile away and has a selection of shops and restaurants around a sandy popular surfing beach. The watersports haven of **Rock** is only 1½ miles away with a ferry running frequently between **Rock** and **Padstow**. The area has excellent coastal walking opportunities and is close to **St Enodoc's championship golf course**. **Rock** also has a selection of shops including a delicatessen, butchers, bakers and a fishmonger, however for more extensive shopping facilities the town of **Wadebridge** is approximately 7 miles away.



## ACCOMMODATION

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**ENTRANCE:** Stone path from parking area with lawned area to side, front door with glass panel and window to side, leading into:

**HALLWAY:** Front door leading to hallway with laminate wood effect flooring, door to:

**SHOWER ROOM:** Shower cubicle, basin, WC, heated towel rail, fully tiles and ceramic tiled floor.

### OPEN PLAN SITTING ROOM/DINING ROOM

**SITTING ROOM:** Patio doors to south facing patio and enclosed garden,

**DINING ROOM:** Window to side. Electric radiator, understairs storage cupboard, attractive wood effect laminate flooring, door to:

**KITCHEN:** Window to front, pantry cupboard. Range of base units and wall units all in white with worktop over. Stainless steel sink, built in fridge, freezer, dishwasher, electric oven and hob with extractor fan above. Walls fully tiled, wood effect laminate flooring, electric heater. Door to:

**UTILITY:** Door to outside drying area, with outside shower, in storage and outside tap. Utility room has base units inset sink with worktop over

### STAIRS WITH WOODEN BANNISTER AND HANDRAIL TO FIRST FLOOR

**LANDING:** Window to side, electric heater, Door from landing to

**BEDROOM 2:** Velux window to front, built in double wardrobe, electric heater

**BEDROOM 1:** Doors to wooden south facing balcony, built in wardrobe, electric heater

**BATHROOM:** Contemporary suite comprising a bath with overhead shower, basin and WC. Walls fully tiled, heated towel rail, electric wall heater, wood effect laminate flooring.

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## OUTSIDE

**FRONT:** Parking area with spaces for 2 cars with path to front door, lawned area to one side and courtyard area to the front with drying area.

**REAR:** Fully enclosed flat rear garden with lawned area with patio area. Built in barbecue. Rear gate access.

**SERVICES:** Mains electricity, water and drainage.

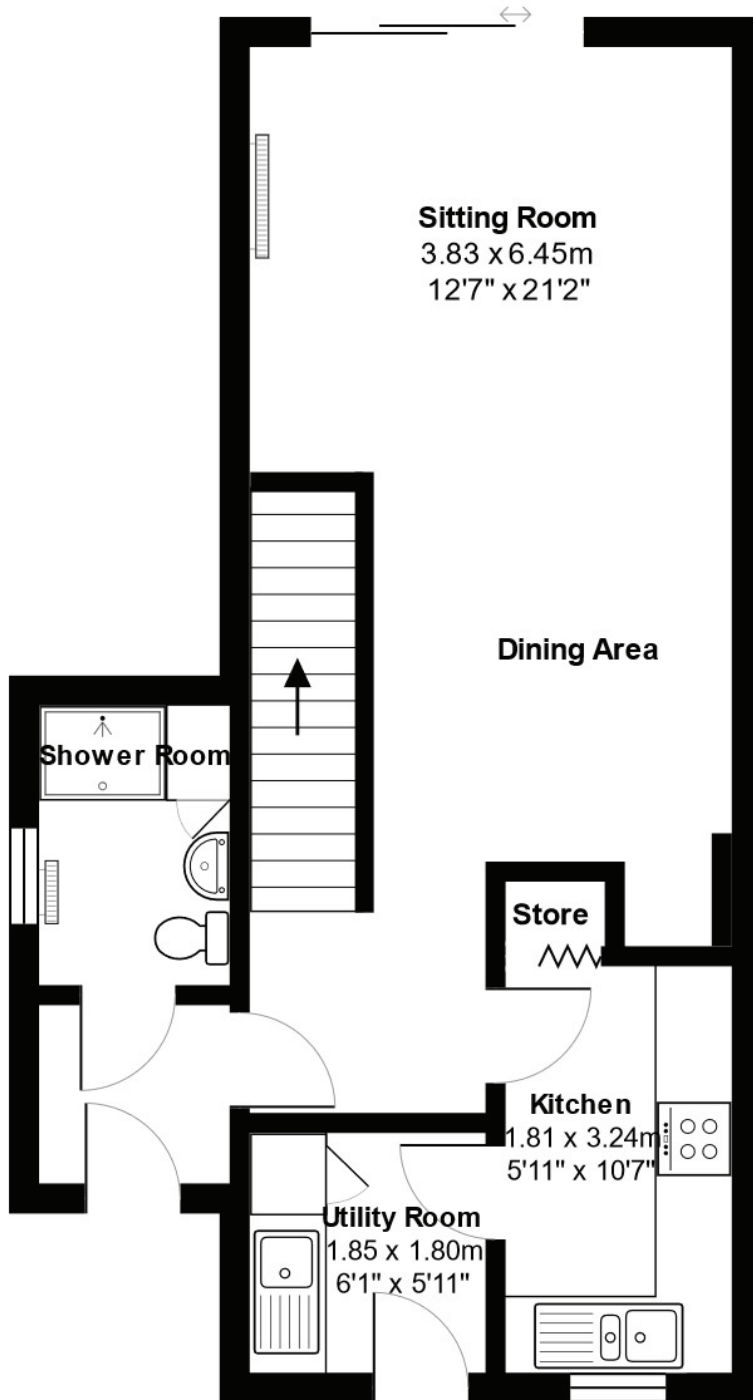


## FLOOR PLAN

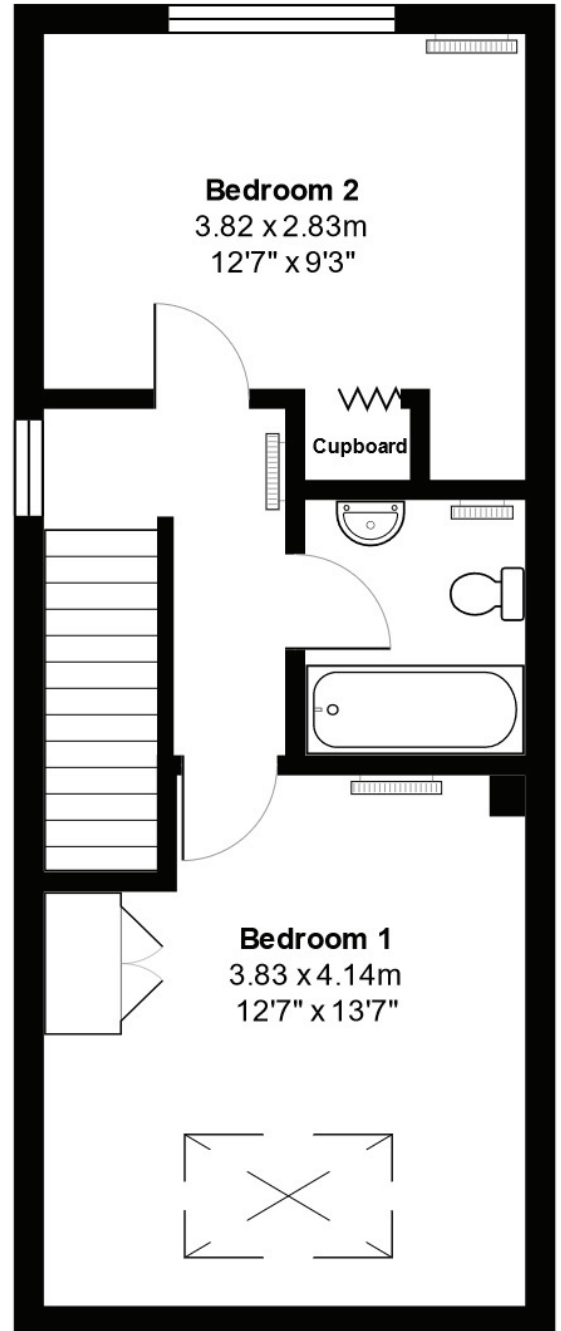
TOTAL AREA: 77.0 m<sup>2</sup> 829 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

GROUND FLOOR



FIRST FLOOR











**EPC ENERGY RATING**

Score	Energy rating	Current	Potential
92+	<b>A</b>		93   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**VIEWINGS:** BY STRICT APPOINTMENT THROUGH ESTUARY ESTATES:  
 TREBETHERICK HOUSE, TREBETHERICK,  
 WADEBRIDGE, CORNWALL PL27 6SB  
 TEL: **01208 863399** OR EMAIL: **INFO@ESTUARYESTATES.CO.UK**

**GENERAL INFORMATION**

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

**Money Laundering:** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

**Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigation as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

**Photographs:** Please note all photographs are taken with a wide angle lens.

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