



4 The Old Malthouse



Carne Beach 4 miles St Mawes 9 miles
Truro 12 miles

A well presented ground floor apartment overlooking the River Fal.

- Two Bedroom Ground Floor Apartment
- Stunning Location
- Private Parking
- Open Plan Living/Dining Room
- Modern Kitchen
- Roseland Peninsula
- Leasehold (999 Years)
- Council Tax Band C

Guide Price £215,000

SITUATION

The Roseland Peninsula is a designated Area of Outstanding Natural Beauty and Heritage Coastline on the South Cornish Coast and has been a well loved and popular holiday destination for generations. Owned by the National Trust, Pendower is a south facing beach which joins neighbouring Carne Beach at low tide to create a long stretch of fine sand with plenty of space. Above Carne Beach is the luxury Nare Hotel with restaurants and leisure facilities open to non-residents.

A walk along the south-west coast path takes you to Rosevine and the much revered 'Hidden Hut' Cafe at Porthcurnick Beach. Just a little further along the path is the popular harbour village of Portscatho where there are a range of local amenities including a pub and restaurants. St Mawes needs little introduction as one of the most exclusive water fronting villages in the UK, popular with the yachting fraternity and home to marine facilities together with a number of restaurants, pubs and local shops.

DESCRIPTION

A well presented ground floor apartment with private access offering spacious open plan living and a picture window overlooking the River Fal.

The apartment has two double bedrooms, the master is served by an en suite shower room and built in storage. The second bedroom also comes with built in storage and the spacious entrance hall has a useful storage cupboard. The main bathroom has a bath with shower over and has been finished with a white suite and light coloured floor tiles. The superb open-plan kitchen/sitting/dining room has white fronted units, quartz style worktops, large picture window overlooking the River Fal, space for a six person dining table and

space for large L shaped sofa.

The apartment could make an ideal holiday property which would be an easy lock and leave, they could also be a full or part time residence. The apartment is currently let and could be bought with or without the tenants depending on the buyer's intentions.

OUTSIDE

The apartment comes with a designated parking space within the developments courtyard and gives access to the plethora of walks in the area. Some residents take advantage of the proximity to water and kayak/paddle board on a regular basis. There is currently one TPO in force

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

LPG Gas central heating, Sewage treatment plant with certificate to discharge dated 2003, Mains water, Mains electricity. Broadband speed 2 – 80 Mbps, Mobile coverage indoors – None. Mobile coverage outdoors – EE, O2, Vodafone likely.

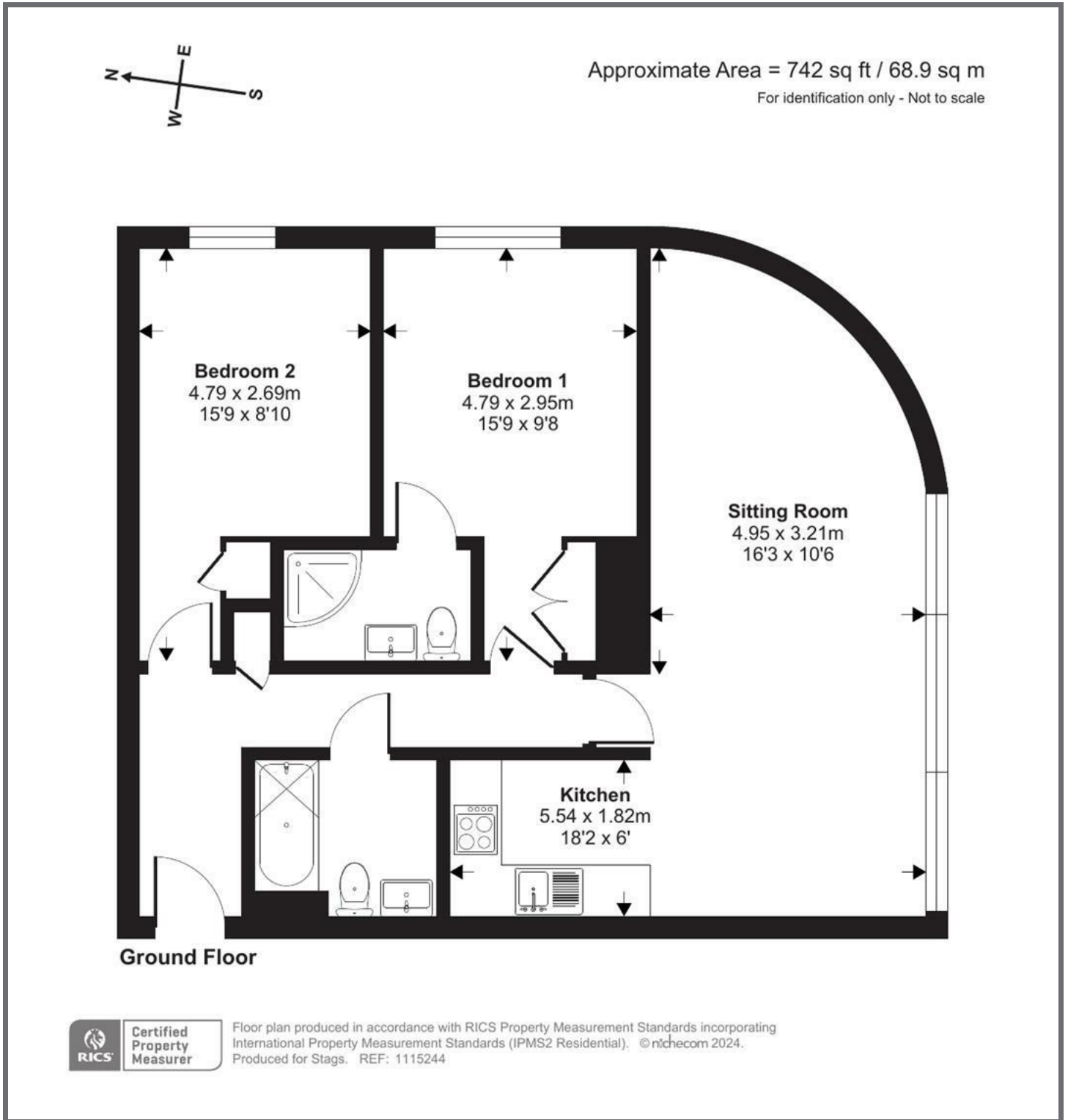
DIRECTIONS

Drive through Tresillian towards St Austell, as you leave the village take the right turn towards Merther, after 1 mile turn right at the T junction and then take the next left, follow this road for 1 mile and turn right at the T junction, continue driving for 1.2 miles and then take the tight left turn. After another 1.2 mile scenic drive you will arrive at the property.

NOTES

The property is within flood zone 3, however the vendors report no issues of flooding during their ownership.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	74	75
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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