



95 The Residences



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Portreath, Redruth, Cornwall, TR16 4PE

Portreath Beach 1 Miles, Tehidy Park 1 Mile, Truro 14 Miles

Stylish 3 bedroom holiday home in Portreath offering spacious and luxurious accommodation.

- 3 Bedrooms
- Sun Terrace
- Parking
- Freehold
- Open Plan Living Space
- Hot Tub
- 5 Star Resort
- Council Tax Band Zero Rated

Guide Price £310,000

SITUATION

Located on the highly desirable Five Star resort of Gwel in Mor, in Portreath The Residence is a spacious and stylish 3 bedroom holiday home on the north Cornish coast.

Portreath is a traditional village with quaint harbour, sandy beaches, shops, pubs, schools and cafes close by. There are coastal walks with beautiful scenery and the village is within striking distance of Redruth, Illogan, Porthtowan, St Agnes and the A30 which provides further access throughout the county.

Redruth is approximately four miles away and provides amenities which include shops, supermarkets and a cinema and is also home to a famous rugby club. There is also a main line rail station which provides services to London Paddington.

The city of Truro is twelve miles away and provides a more comprehensive range of retail, banking and schooling facilities along with its Cathedral. Within easy access are several popular beaches on the North Cornish Coast.

THE PROPERTY

The Residence offers a stunning open plan living space perfect for enjoying time away, or holidays with friends or family. The living space offers cosy log burner which is perfect for summer evenings and large opening doors where the living space flows outside on to the extensive decking perfect of outside dining and relaxation.

The modern kitchen is fitted with everything you would expect from a contemporary holiday home. The high quality oven is accompanied by a four ring hob and a stylish island, there is also a dishwasher, washing machine and dryer and a large dining table that seats up to 6 people.

The master bedroom is complemented by modern, well appointed en-suite bathroom with shower and toilet. Down the hallway you will find two spacious double bedrooms with a family bathroom that completed the living accommodation.



OUTSIDE

Set on one level, the sun deck wraps around the lodge offering space for outside dining , BBQ area and sunken hot tub, private areas to the rear.

Parking is available for on site.

ABOUT THE RESORT

Gwel an Mor has been a five star luxury self-catering holiday resort since 2006, featuring 58 Scandinavian-inspired lodges. The Residence, an adjacent site with 55 contemporary lodges, benefits from the well-established resort amenities.

Gwel an Mor offers high-quality accommodation in a stunning location, with meticulous attention to detail, a relaxed and friendly atmosphere, and excellent facilities. These include a spa, gym, restaurant, tennis court, heated swimming pool, and an on-site 9-hole golf course.

The resort has continually grown, providing guests with superb standards of service and guest relations, officially recognized by various awards. It has consistently added quality facilities that rival those of any 5-star resort.

Gwel an Mor is the most award-winning resort in the South West, receiving accolades from independent bodies such as Visit England, Cornwall Tourism Awards, and David Bellamy Conservation Awards.

The Residence at Gwel an Mor is easily accessible by road, rail, or air, making it the perfect location to experience all the delights of Cornwall.

RESORT FACILITIES

Terrace Restaurant: Enjoy lunch or dinner.

Well Being Spa: Offers relaxing and revitalizing treatments.

Club House: Features a heated pool, hot tub, gym, steam room, and sauna.

Tennis Court

Children's Play Area: Includes slides, swings, and ropes.

Famous Nine Golf Course: Inspired by some of the world's most famous holes.

Fishing Lake

Rock Climbing Wall

Indoor Children's & Teenagers Entertainment Centre and Café

Wildlife Activities: Nature trails, falconry, rock pooling, and night walks.

Bike Hire: Various trails suitable for all fitness levels.

Off-Site Activities: Surfing, kayaking, fishing, golf, trekking, and sailing.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTION

From The A30, come off at Tolvadden following the signs for Tehidy Country Park.

Pass the Tehidy Country park and continue along Cote Road and Gwel an Mor will be evident on your Right Hand Side.

Please wait at the entrance carpark to meet the agent.

SERVICES

Mains Drainage, Mains Electricity, Mains Water.

Air Source Heat Pump

Management Costs to be confirmed.

Superfast Broadband available (Ofcom)

O2 & Vodafone available (Ofcom)

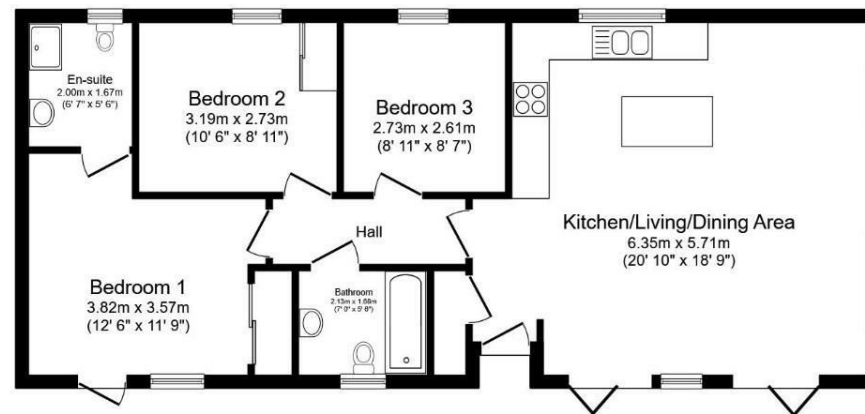


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Approximate Area = 892 sq ft / 82.9 sq m

For identification only - Not to scale



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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