



The Old Malthouse

The Old Malthouse, Ruanlanihorne, Truro, Cornwall, TR2 5NZ



Carne Beach 4 miles St Mawes 9 miles  
Truro 12 miles

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A fantastic block of apartments in a prime location, currently generating a rental income of circa £65,000 PA.

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- Currently Generating £65,000 PA
- Freehold + 7 Leasehold Apartments
- Roseland Peninsula
- Stunning Location
- Private Parking
- Rare Offering

Guide Price £795,000

### 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 Porthcumick 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 fantastic block of apartments in a prime location, currently generating a rental income of circa £65,000 PA. This sale includes the freehold rights for the whole building and the leasehold rights for seven of the apartments. The two leases, which are not part of this sale, are subject to S106 affordable housing agreements and were privately sold upon completion of the development.

### OUTSIDE

The apartments come with a designated

parking space within the developments courtyard and the location gives access to the plethora of rural walks. 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

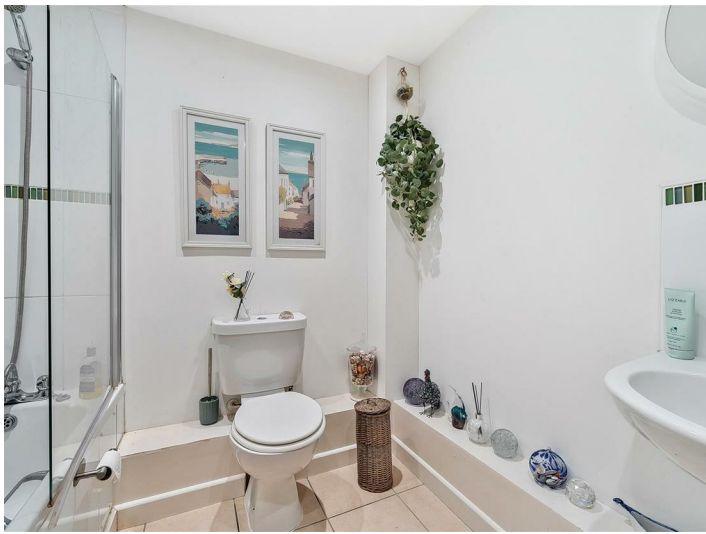
LPG Gas central heating, Sewage treatment plant with certificate to discharge dated 2003, Mains water, Mains electricity. Broadband speed 2 – 80 Mbps, Mobile coverage indoors – None. Mobile coverage outdoors – EE, O2, Vodafone likely.

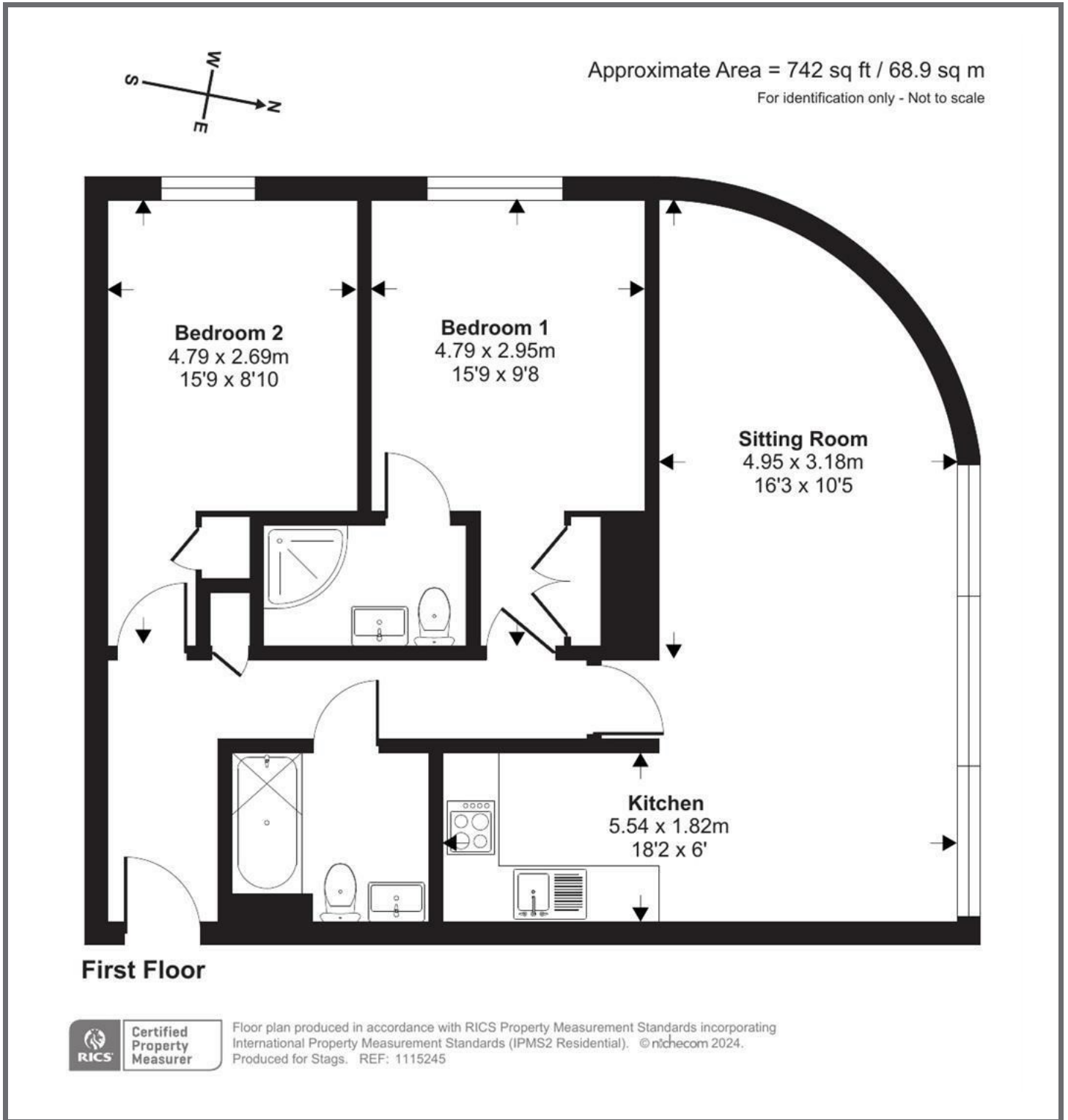
### DIRECTIONS

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 and do have flood defences in place.





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	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	76
(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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