



7, Droskyn Castle



STAGS

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Cliff Road, Perranporth, TR6 0DR

Perranporth Beach - 0.2 mile Truro city- 8.5 miles

A superb apartment in a striking landmark cliff-top building commanding outstanding sea and coastal views.

- Striking Iconic Building
- Spacious Open-plan Living Area
- Allocated Parking
- Uninterrupted Sea Views
- EPC Band E/ C Tax TBC
- Superb Front-line Coastal Position
- Communal Grounds
- Two Bedrooms
- Ideal Investment Purchase
- Leasehold (Share of Freehold)

Guide Price £425,000

SITUATION

Commanding magnificent sea and coastal views, 7 Droskyn Castle is situated on the first floor of this historic landmark building in a front line cliff-top position. This outstanding apartment is in an admired and most sought after location considered eminently suitable as either a secure second home, investment or fabulous main residence.

Perranporth is a popular north coast resort boasting around 3 miles of sandy beach renowned for its excellent surfing, the Chapel Rock landmark and links golf course. The town provides a range of shopping, schooling and banking facilities, together with a wide variety of restaurants, bars and other leisure amenities. The cathedral city of Truro is approximately 8.5 miles distant. From Perranporth the coastal footpath meanders southwards towards St. Agnes whilst to the north lies Holywell Bay. From Truro there is a main line railway station connecting with London Paddington whilst Newquay Airport has a number of national and international flights.



DESCRIPTION

This striking property was formerly the Droskyn Castle Hotel until it was converted to luxury apartments in 1993. As one of the premier apartments enjoying a feature bay window and dual aspects, number 7 is positioned on the corner of the building and commands wonderful sea and coastal views.

Presented in superb condition, the apartment offers well-presented two bedroom accommodation arranged around the open plan living area with a broad bay window. The stylish kitchen is open-plan to the main living space. There is a private entrance with split level reception hall, modern white bathroom suite and two spacious double bedrooms.

OUTSIDE

Droskyn Castle is set within immaculately maintained communal gardens and grounds with a paved patio/drying area to the rear. To the west there is a large car park with allocated parking. Just outside the grounds of Droskyn Castle is a pathway providing access to the beach.

SERVICES

Mains water, electricity and drainage connected. Electric heating. Broadband speed up to 1000 Mbps, Mobile coverage indoors – EE, O2, Three and Vodafone limited. Mobile coverage outdoors – EE, O2, Three and Vodafone likely.

TENURE

We understand that the property is leasehold with a share of freehold with the residue of a 999 year lease. The upkeep of the building and grounds is managed by Droskyn Castle Management Ltd. Service charge/ maintenance fee is approximately £2,000 pa.

AGENTS NOTE

Extensions to the rear and left of the castle have been subject to a concrete screening test and the results have proved to be unsatisfactory for standard mortgage borrowing purposes therefore enquiries are welcomed by cash buyers only.

DIRECTIONS

From the main lower carpark in Perranporth just off Beach Road, on the westerly side of the beach, proceed up Cliff Road toward the higher carpark with the sea on the right. Droskyn Castle can be found on the cliff top overlooking the expansive coast.



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
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk
01872 264488

