



## Brook View Cottage, 52 Pendra Loweth, Maen Valley, Falmouth, TR11 5BJ

### Guide Price £177,500

A superbly presented 3 double bedroom mid-terraced cottage with a sunny and private rear patio, located within the purpose-built and highly desirable Pendra Loweth holiday village, providing excellent on site amenities including café, bar, gym, swimming pool, tennis courts and children's play area. Equidistant via a short walk to the picturesque Maenporth and Swanpool beaches alike. An excellent investment property approximately 1.5 miles from the port of Falmouth. To be sold with allocated parking and no onward chain.

### Key Features

- Mid-terraced holiday cottage
- Excellent on site facilities
- Private rear patio
- Superb investment potential
- Purpose-built
- 3 double bedrooms
- Access to beautifully tended communal gardens and grounds
- EPC rating C





## THE LOCATION

Pendra Loweth is a complex of holiday homes positioned in a breathtaking valley setting on the immediate outskirts of Falmouth and Budock Water. On site amenities including café, bar, gym, swimming pool, tennis courts and children's play area, with 'Pendra Loweth' being the Cornish translation of 'Village of Gardens'.

## THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

A concrete pathway leads to an open front entrance porch, sheltered from the elements. Tiled flooring, courtesy light, stable door leading into the:-

### ENTRANCE HALLWAY

A light and bright entranceway with wood-effect flooring, turning staircase to first floor, inset downlights, and night store heater. Opening leading into the living/dining area. Doors providing access to a particularly deep and walk-in under-stair cloaks cupboard housing coat hooks, light, and electrical consumer unit. Further door to WC. Open to the:-

### KITCHEN AREA

11'1" x 8'7" (3.39m x 2.63m)

With beechwood-effect units to three sides, set both above and below a roll top work surface. Inset stainless steel sink with drainer and mixer tap, integral fridge with freezer compartment, Hotpoint electric oven with matching four ring hob, Beko dishwasher. Extended countertop with breakfast bar. Broad opening providing an open feel to the living/dining area. Neutral tiling at midpoint, tiled flooring. uPVC double glazed window to front elevation. Inset downlights, ceiling spotlights, extractor fan. Open to the:-

### LIVING/DINING AREA

18'6" x 11'3" (5.66m x 3.43m)

A light and airy space spanning the width of the property, with continuation of wood-effect flooring. Glazed French doors to the rear, allowing access onto the patio and communal gardens. TV aerial point, telephone point. Inset downlights with dimmer switching. Night storage heater.

### WC

Situated off the entrance hallway, comprising low flush WC and pedestal wash hand basin with tiled splashback. Inset downlights, tiled flooring. Shaver socket, extractor fan, heated towel rail.

From the entrance hallway, a turning staircase rises to the first floor. Ceiling light, window at mid-landing level.

## FIRST FLOOR

### LANDING

Set in an L-shape, providing doors to all rooms, together with loft hatch and door to airing cupboard housing hot water tank. Ceiling light.

### BEDROOM ONE

11'2" x 8'9" (3.41m x 2.67m)

Maximum measurements taken. Situated to the rear, with window offering an elevated outlook over the beautifully tended inner communal grounds. Broad recess providing room for excess furniture. Electric wall heater, ceiling light.

### BEDROOM TWO

10'4" x 8'9" (3.17m x 2.68m)

Maximum measurements taken. Alike to bedroom one and again, situated to the rear, with views over the well-tended communal grounds. Ceiling light, electric wall heater.

### BEDROOM THREE

9'4" x 9'4" (2.87m x 2.85m)

Maximum measurements taken. The final double room, with recess alike to bedroom one, providing ample space for furniture, together with casement window to front elevation. Electric heater, ceiling light.

### BATHROOM

A white three piece suite comprising low flush WC, pedestal wash hand basin with tiled splashback, panel bath with metal side grips, separate taps, and Mira Event electric shower with shower screen. Tiling to bath/shower and floor. Inset downlights, extractor fan, shaver socket, heated towel rail.

## THE EXTERIOR

### ALLOCATED PARKING

Situated almost directly opposite the property and clearly labelled, a single parking space with further visitors parking available close by.

### REAR PATIO AND COMMUNAL GROUNDS

Accessed from the rear of the dining area, with pitched timber covering for convenience, a mellow stone paved patio spanning the width of the property and providing a sunny, southerly aspect in which to enjoy day round sunshine. High level fencing to two sides providing a degree of privacy. The patio leads out onto the open and lawned communal grounds, beautifully tended with a low-lying stream with bridge crossing, allowing for scenic walks from the Pendra Loweth grounds and circulating the site.

## GENERAL INFORMATION

### COMMUNAL FACILITIES

Residents of Pendra Loweth benefit from the use of the tennis courts, pool, gym, outdoor play area, soft play area and club house.

### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Economy 7 heating.

### TENURE

Leasehold. The majority of cottage owners at Pendra Loweth completed the purchase of the freehold of the site in early 2018 and the property benefits from this share of the freehold. 999 year lease commencing 2000 (975 years remaining). Ground rent/maintenance charge: £3,350.18 for 2024/2025 (due again end January 2025) and includes management, upkeep of the grounds and gardens, use of the tennis courts, pool, gym, outdoor play area, soft play area and club house and buildings insurance.

### AGENT'S NOTE

The properties within Pendra Loweth are for use as second homes or holiday letting, and not to be used as a permanent residence. However, confirmation from Cornwall Council has been sought regarding Second Home Council Tax, of which this property is exempt.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





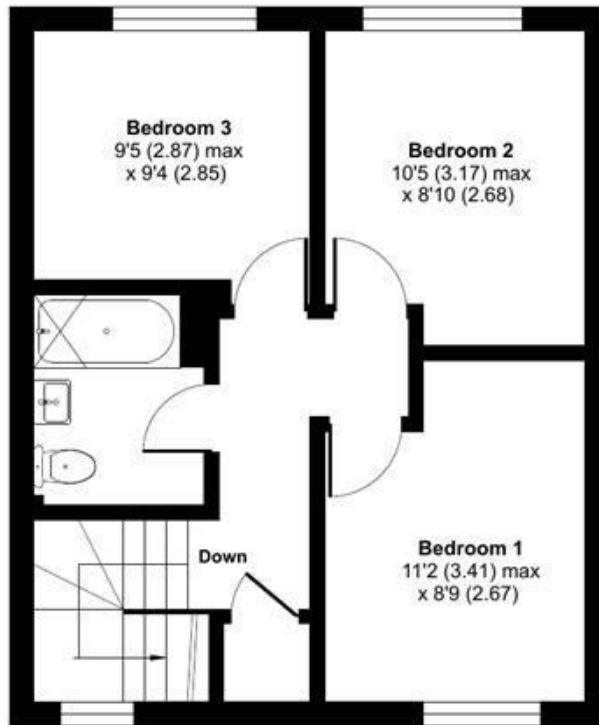


# Floor Plan

## Pendra Loweth, Maen Valley, Falmouth, TR11

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Laskowski & Company. REF: 1133893