

An aerial photograph of a coastal village. In the foreground, a cluster of white houses with dark roofs is visible, many of which have solar panels installed. A winding road cuts through the houses. To the right, there's a large green field and a tennis court. In the background, the blue sea meets a green coastline under a clear sky. The text 'GREENAWAY' is at the top, and 'Villa 7 St Moritz, Trebetherick' is below it. At the bottom, 'JB ESTATES' and 'EST. 1971' are displayed.

# GREENAWAY

Villa 7 St Moritz, Trebetherick

JB ESTATES

EST.  1971

## Greenaway, Villa 7, St Moritz Trebetherick, PL27 6SD

Greenaway is a charming 2-bedroom, semi-detached purpose-built holiday home with a garden, patio and parking. Situated in a highly desirable location within the St Moritz Hotel complex, it lies just a short walk from the Southwest Coast Path, Daymer and Polzeath beaches.

- Two double bedrooms (one with a large balcony), two bathrooms.
- Open plan living/dining room with large sliding doors leading out to the garden.
- Separate kitchen & utility room.
- Enclosed garden to rear of the property with built in BBQ.
- Private parking for at least 2 vehicles.
- Use of the St Moritz Hotel onsite spa facilities, leisure amenities, bar and restaurants.
- In all approximately 767.5 sq. ft. (71.3 sq. m.) EPC Band D.

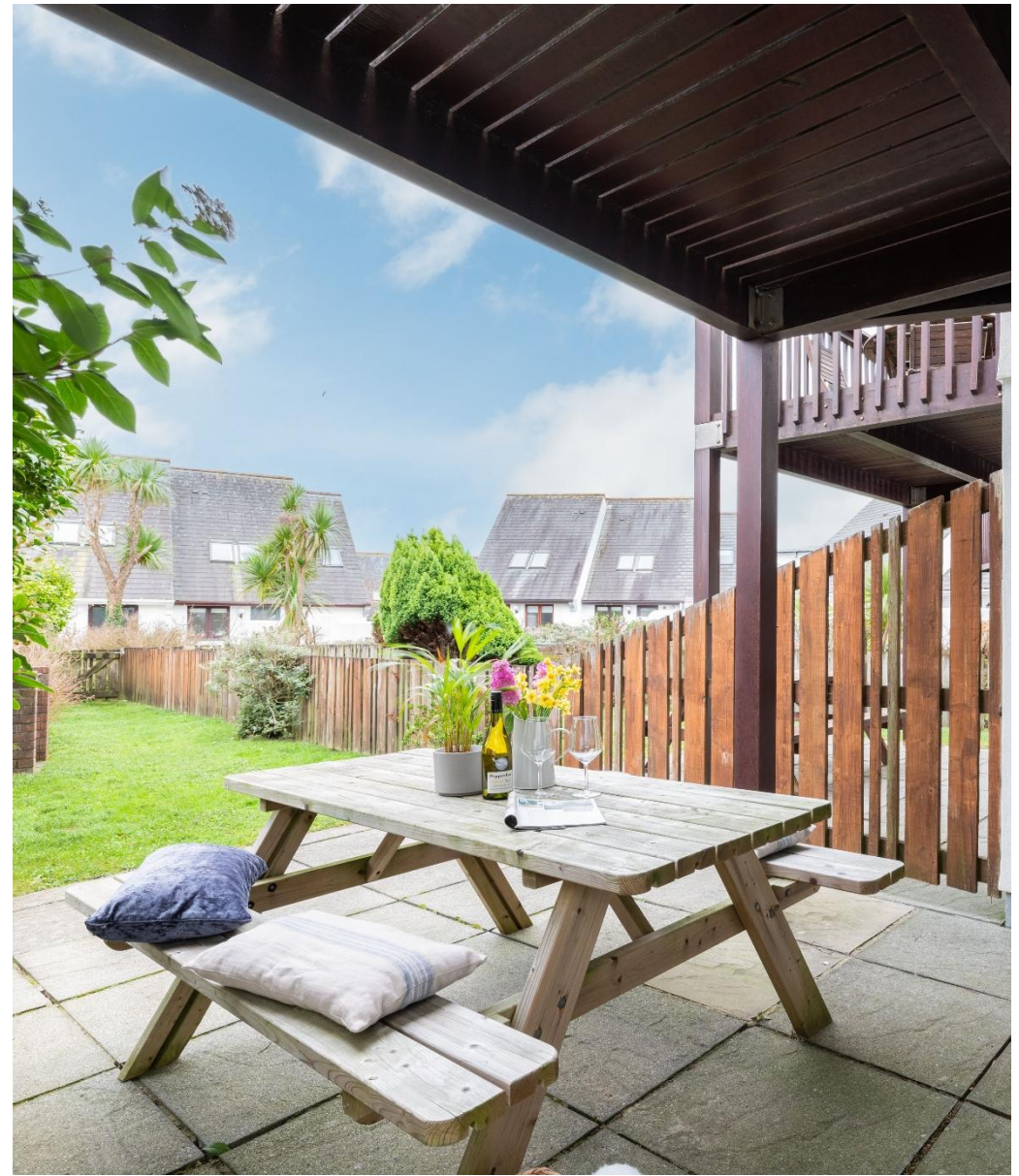
Daymer Bay and Polzeath 0.5 miles, Rock 2 miles, Wadebridge 7 miles, Port Isaac 5 miles, Bodmin Parkway 16 miles, Newquay Airport 18 miles, Truro 31 miles, Exeter 70 miles

Viewings by appointment only

**Guide Price: £495,000**

LEASEHOLD - Holiday Restricted





## LOCATION

Trebetherick is considered one of the most attractive areas in Cornwall, famous for its mild climate and superb situation at the mouth of the River Camel on the beautiful North Cornish coast. Scenic walking country, easy access to a choice of fine beaches and St Enodoc Golf Club's challenging Church Course are just a few of the local amenities on offer. Most everyday shopping requirements can be met within the village or at nearby Rock, but Wadebridge, with its town amenities, is only seven miles distant. The main line railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport (direct daily air flights to London) is approximately 20 miles.

## THE PROPERTY

Greenaway is a well-presented, semi-detached, property located within the luxurious St Moritz Hotel complex. This two-bedroom villa is the perfect lock-up-and-leave coastal holiday home, benefitting from the use of the Hotel's bar, restaurant, Cowshed spa, leisure facilities, and new luxury wellness space. The property is situated in an area of outstanding natural beauty with direct pedestrian access onto several sandy beaches as well as the Southwest Coastal Path. Greenaway presents the perfect opportunity to acquire a turnkey holiday home or investment opportunity, with holiday letting potential through the hotel.

## THE ACCOMMODATION

**GROUND FLOOR:** Entrance Hall | Shower room | Open-plan dining/living room | Kitchen | Utility room | Staircase leading to:

**FIRST FLOOR:** Main Bedroom with patio doors to balcony | Family bathroom | Twin Bedroom.

## OUTSIDE

The property is accessed via a private driveway with parking for 2 vehicles and a gravelled drying area accessed from the utility room. Further guest parking is available directly opposite. To the rear, the villa enjoys an enclosed rear garden with a patio area and a built-in BBQ, ideal for summer afternoons.

## SERVICES

Main's water, electricity, and drainage. Electric heating. Solar Panels with a feed-in tariff.

## CONTENTS

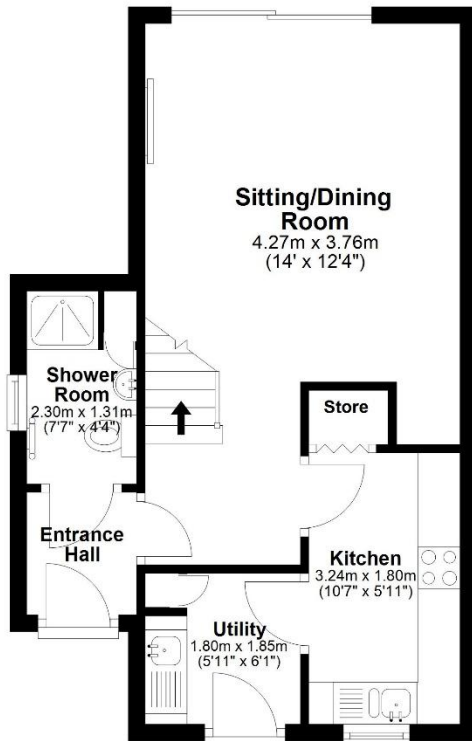
All contents are included within the sale, excluding personal effects and artwork.





## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

All measurements are approximate and for display purposes only.



**JB ESTATES**  
EST. 1971

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