

APARTMENT 01

St Moritz Hotel, Trebetherick



JB ESTATES
EST. 1971

Apt 01, St Moritz Hotel

Trebetherick, PL27 6SD

This fully refurbished ground floor apartment, completed in 2021, offers a coastal chic 3-bedroom apartment within the St Moritz Hotel complex. Just a short stroll from the Southwest Coast Path, as well as Polzeath and Daymer Bay beaches, the apartment features stylish interiors, a spacious open-plan living area, and a sunny, enclosed terrace garden. EPC - C.

- Three double bedrooms and three bathrooms (three en-suite).
- Large open plan kitchen, dining and living room with sliding doors to the terrace.
- Commanding an end position within the main building of the renowned St Moritz Hotel, with all the benefits of a serviced environment.
- Apartment owners have membership access to all the hotel leisure facilities including the Cowshed Spa and newly renovated £2m+ spa & pool.
- Generous open plan living/dining/kitchen space with doors out to a private terrace.
- Enclosed south-west facing patio garden.
- Within minutes of the SW Coast Path, Daymer, Polzeath and the Camel Estuary.
- Contents available via separate negotiation.
- All in approximately 1,506.7 sq. ft. (140 sq. m.)

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

Viewings by appointment only

GUIDE PRICE: £795,000

Long Leasehold - 999 years (from 2007)

Unrestricted owner holiday use.



THE PROPERTY

Currently a successful holiday let, Apartment 01 offers an immaculate three-bedroom apartment with an enclosed south-facing patio garden. Set up to be a generous 3-bedroom apartment with the option to subdivide into 3 separate hotel rooms for rental. Fully refurbished throughout, this apartment is located at the end of the iconic core building at the hotel with easy access to all the hotel's facilities. The property enjoys an open-plan living/kitchen/dining room with sliding patio doors, with the patio providing direct access to the beautifully landscaped communal grounds leading to the Southwest coast path.

ACCOMMODATION

The apartment is accessed via a shared entrance lobby that leads to the front door.

Ground Floor: Inner lobby | Large open-plan living area with fully equipped kitchen and sliding doors leading to the patio garden | Master bedroom with en-suite bathroom and sliding patio doors | Second double bedroom with en-suite and built-in bunkbed storage | Third double bedroom with en-suite bathroom

SERVICES

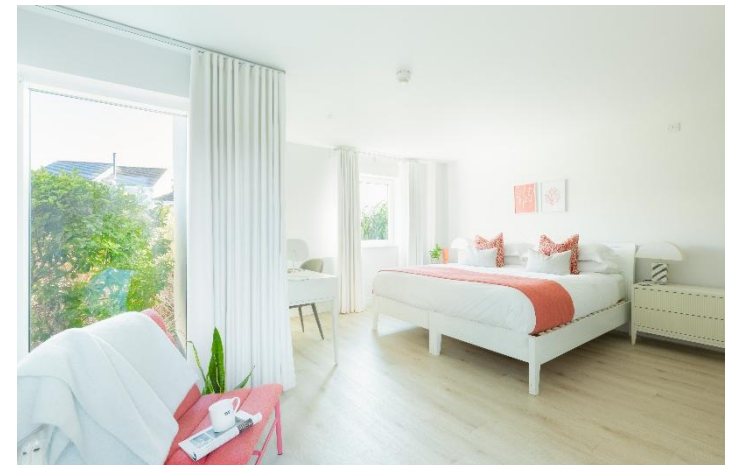
Mains water, electricity, and drainage. Electric wall-mounted heaters. On site storage unit for personal possessions.

HOTEL FACILITIES

Apartments have owner membership rates for all hotel leisure facilities, including:

- £2m refurbished indoor pool, sauna & steam rooms, outdoor jacuzzi.
- Outdoor pool & Tennis courts
- Fully equipped gym
- The Cowshed spa & treatment rooms
- Restaurant, bar, lounge & games room
- Landscaped gardens





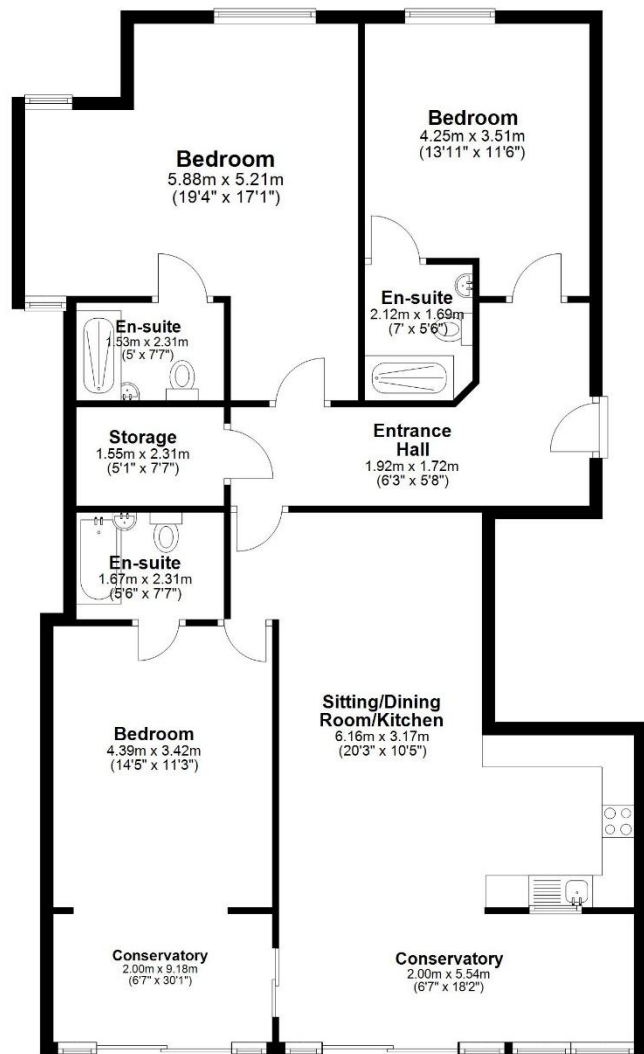
An aerial photograph of Trebetherick, Cornwall. The image shows a coastal area with a sandy beach and turquoise water on the left. A golf course with green fairways and sand traps occupies the center and right. A small village with white houses is visible on the right, and a church with a tall spire is in the lower right. The sea extends to the horizon under a clear blue sky.

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 activities 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 mainline railway station is at Bodmin Parkway, approximately 15 miles and Newquay airport (direct daily air flights to London) is approximately 20 miles.

Ground Floor

Approx. 140.0 sq. metres (1506.7 sq. feet)



Total area: approx. 140.0 sq. metres (1506.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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