

# PENTIRE HOUSE, VILLA 15, ST MORITZ HOTEL TREBETHERICK



JB ESTATES

EST.  1971

# Pentire House, Villa 15

St Moritz Hotel, Trebetherick, PL27 6SD

Pentire House is a very well-presented 4-bedroom semi-detached villa set within the heart of the St Moritz Hotel complex. Designed to maximise natural light, the property offers bright, contemporary interiors alongside two private balconies, and an enclosed rear garden, ideal for enjoying the fresh Cornish air. The property was extended in 2014 to create a large family holiday home. As well as the first-class hotel facilities, the Southwest Coast Path, Polzeath and Daymer Bay are all just a short stroll away, creating an effortless North Cornwall lifestyle. Awaiting EPC.

- 4 bedrooms & 3 bathrooms (one en-suite).
- Spacious open plan sitting/dining room with patio doors and a 4<sup>th</sup> bedroom used as a snug.
- Fully equipped kitchen and utility room leading directly out onto the garden.
- Enclosed south-west facing lawned garden.
- Villa owners have access to all the hotel leisure facilities including the Cowshed Spa and pool.
- Within minutes of the SW Coast Path, Daymer, Polzeath and the Camel Estuary.
- Contents available via separate negotiation (minus personal effects)
- All in approximately 1,501.5 sq. ft. (139.5 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: £695,000**

LONG LEASEHOLD

HOLIDAY USE – 365 DAYS PER YEAR



## THE PROPERTY

Pentire House is a charming four-bedroom villa currently operating as a successful holiday let within the St Moritz Hotel resort. Combining relaxed coastal living with access to the hotel's excellent leisure facilities, the property offers airy interiors designed for both comfort and practicality. The ground floor centres around a spacious open plan sitting and dining room, leading to a fully equipped kitchen and separate utility room with access to the rear garden. A family shower room and a versatile snug (ideal as a fourth bedroom or additional living space) completes the accommodation downstairs. Upstairs, the principal bedroom enjoys a private balcony and en-suite shower room, while two further double bedrooms, one also benefitting from a balcony, are both served by a family bathroom.

## ACCOMMODATION

Ground Floor: Entrance hall | Open plan living/dining room | Kitchen | Utility room | Family bathroom | Snug/4<sup>th</sup> bedroom

First Floor: Principal bedroom with en-suite & balcony | Double bedroom with balcony | Double bedroom | Family bathroom

## OUTSIDE

Pentire House benefits from two allocated parking spaces directly to the front of the property. To the rear, the enclosed garden, offers a private and sheltered space to relax and entertain throughout the day. A pedestrian gate to the side of the garden offers convenient access to an outdoor shower with hot and cold water, ideal for rinsing off the sand after days spent on the beach, while the built-in BBQ area and sunny picnic seating create an ideal setting for outdoor dining.

## SERVICES

Mains water, electricity, and drainage. Electric wall-mounted radiators. Annual service charge payable – details upon request.

## HOTEL FACILITIES

Villa owners pay a leisure fee which includes full access to all hotel leisure facilities, including:

- New indoor pool, sauna & steam rooms, outdoor jacuzzi.
- Outdoor pool & Tennis court
- Recently refurbished and well-equipped gym
- The Cowshed spa & treatment rooms
- Restaurant, bar, lounge & games room
- Landscaped gardens
- Villa owners are entitled to a discount at the Hotel restaurant, bar and on Cowshed spa treatments





## LOCATION

Trebetherick is considered one of the most sought-after areas in Cornwall, famous for its mild climate and superb situation at the mouth of the Camel Estuary 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. The estuary offers excellent conditions for sailing, water-skiing and windsurfing, as well as sea safaris, fishing trips and boat charters. From the St Moritz Hotel you can walk down to Greenaway beach, a secluded pebbly beach perfect for swimming and picnics. Just along the coast path lies the sheltered Daymer Bay – beloved by families and in the other direction lies Polzeath Beach, renowned for its excellent surf and glorious sunsets. Most everyday shopping requirements can be met at Flo's Deli or at nearby Rock or Polzeath, but Wadebridge, with its supermarkets and 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.





Total Area: 122.7 m<sup>2</sup> ... 1321 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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 misstatement. 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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