

TRENYTHON MANOR

LOSTWITHIEL



LODGE 309



Lostwithiel

£175,000
GUIDE PRICE



FOR SALE

PROPERTY TYPE

 Holiday Lodge

BEDROOMS

 2

BATHROOMS

 2

LOCATION

 Fowey

EPC RATING



- Two well-sized double bedrooms, including a master en-suite
- Spacious open-plan living, dining and kitchen area
- Enjoy access to the on-site spa, swimming pool and gym
- Private outdoor decking, ideal for relaxing
- Full use of the restaurant, bar and leisure facilities on site

- Excellent holiday letting potential
- Allocated parking close to the lodge
- Allocated parking beside the lodge
- Private corner position
- Modern interior throughout
- Within easy reach of Fowey, Charlestown and the south coast beaches





Lodge 309, Trenyhton Manor

Welcome to Lodge 309, a beautifully presented detached holiday lodge enjoying one of the most private positions within the prestigious Trenyhton Manor Resort. With a wonderfully secluded rear garden, this is a place where children can play safely, families can enjoy long summer evenings together and owners can simply relax in peaceful surroundings.

Inside, the accommodation has been thoughtfully designed around modern family living. The bright open plan lounge, dining area and kitchen create a welcoming space for everyone to come together, whether it's breakfast before a day exploring Cornwall or relaxing after a day on the beach. Two generous double bedrooms, including a principal bedroom with en-suite, are complemented by a spacious family bathroom, providing comfortable accommodation for owners and guests alike.

What truly sets Lodge 309 apart is its exceptional outdoor space. The private rear garden is a rare feature within the resort, offering the perfect setting for alfresco dining, children to play, entertaining family and friends or simply enjoying a peaceful morning coffee surrounded by nature. It feels like a natural extension of the living space and adds to the relaxed lifestyle this wonderful lodge provides.

Ownership at Trenyhton Manor is about far more than the lodge itself. Set within approximately 24 acres of beautifully maintained grounds, owners enjoy access to excellent leisure facilities including a swimming pool, gymnasium, restaurant and bar, all within easy reach of the picturesque sailing town of Fowey, stunning beaches and some of Cornwall's most beautiful coastline.

Whether you're looking for a luxurious family retreat, a peaceful Cornish escape or an investment with excellent holiday letting potential, Lodge 309 offers a wonderful opportunity to enjoy the very best of Cornwall in an enviable private setting.



Schools: Lostwithiel Primary School, St. Winnow C of E School, Fowey River Academy, Bodmin College

Transport Links: Bus stop, a short walk,
Par Railway Station just a short drive.

Viewing: Strictly by appointment.

Directions: Sat Nav PL24 2TS

What3Words:///really.shapeless.flushed

Local authority: Cornwall Council

Council Band: C

Tenure: Leasehold

Services:

Heating – Mains

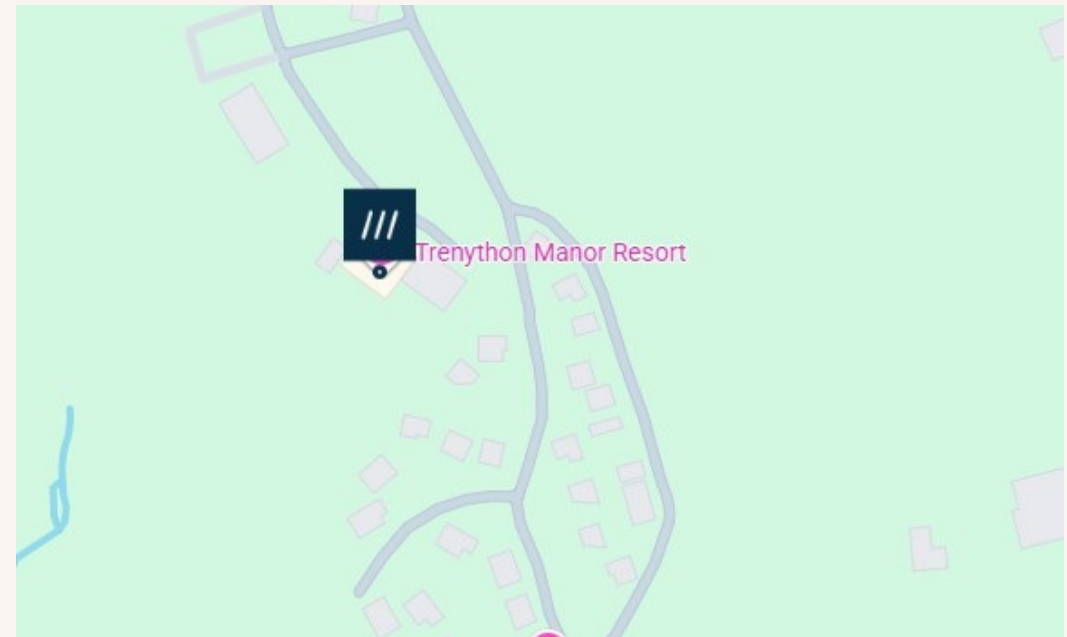
Electric - Mains

Water – Mains

Sewerage – Mains

Investment Potential

Offering excellent appeal to investors, the lodge currently generates an annual rental income of approximately £11,810 (net of VAT) through a simple sale and leaseback arrangement with the hotel operator. At the asking price of £175,000, this represents an illustrative yield of approximately 6.75%. For those wishing to self-manage holiday lets, there may be scope to achieve higher returns, although income would naturally depend on occupancy and ongoing management.



[VIEW PROPERTY ONLINE](#)



TO FIND OUT MORE

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