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: £450,000
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

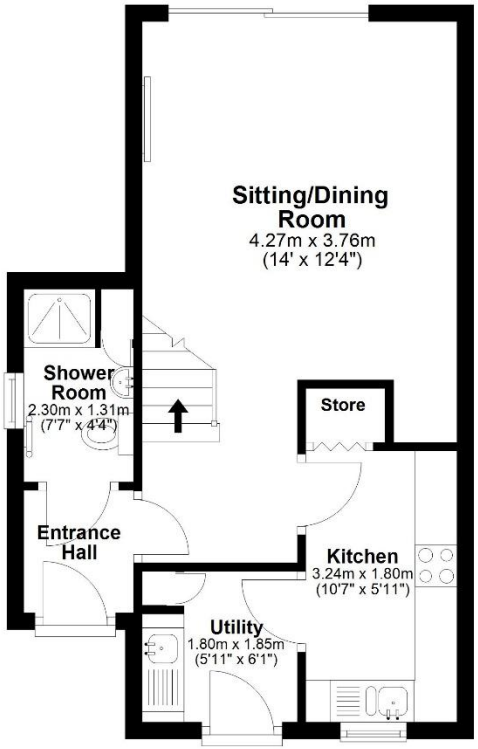
Main's water, electricity, and drainage. Electric heating. Solar Panels with a feed-in tariff.

CONTENTS

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

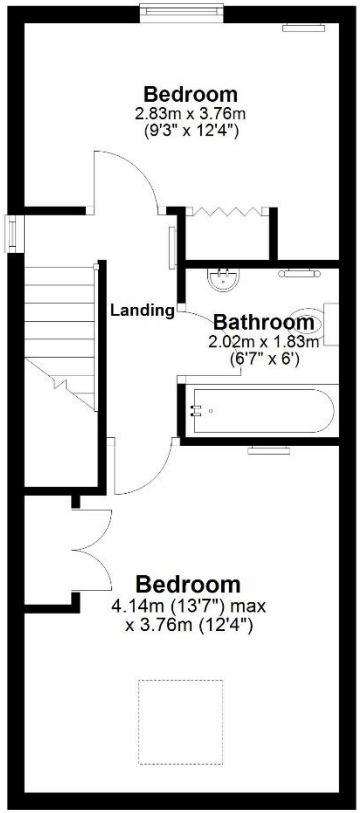
Ground Floor

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

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.