



5 Trenarren House

Carlyon Bay

5 Trenarren House

85 Sea Road, Carlyon Bay, PL25 3SQ

This stylish and high quality penthouse apartment forms part of Trenarren House, a landmark 2022-built development of six luxurious apartments enjoying sensational south facing and panoramic sea views. This outstanding scheme is positioned within level grounds just moments from the coast path and golf club.





The location

Trenarren House is situated along Sea Road in Carlyon Bay, one of Cornwall's most prestigious and highly regarded addresses. With uninterrupted sea views and a south facing position, this high quality modern development enjoys a location that is hugely convenient for the nearby golf course, Carlyon Bay Hotel, coast path, beach and mainline rail to Paddington Station (situated in the nearby town of St Austell).

The historic and picturesque harbourside village of Charlestown, a lead setting in BBC's Poldark, is just over a mile away (walkable via the coast path) and the beaches of Duporth, Porthpean and Pentewan are all within a very short drive. The world-class and award-winning attraction, The Eden Project, is located to the north of St Austell with The Lost Gardens of Heligan situated to the west of the town.

Just six miles or so along the coast is the beautifully timeless waterside town of Fowey with its wonderful atmosphere, popular sailing and watersports, and fascinating history, all complemented by an eclectic array of boutiques and restaurants.

For people looking for a stunning apartment within a development that stands out from the crowd, 5 Trenarren House will make a perfect home or investment.

The property

- Completed late 2022
- Mesmerising sea views from the living room, master bedroom and private balcony towards the Trenarren cliffs
- Impressive main entrance with statement staircase
- Elevator access
- Beautifully appointed open plan living room / kitchen with feature skylight
- High quality fitted German kitchen (Nobilis) with quartz tops, Quooker tap and Siemens appliances: (dishwasher, oven, induction hob (with concealed extractor), combination oven / microwave, fridge, freezer)
- Separate utility room with Siemens washing machine and dryer
- WC / cloakroom
- Three double bedrooms (master with en suite shower room)
- Family bathroom
- Bathroom fittings by Vado, Grohe and Duravit. Porcelanosa flooring.





Parking & outside space

- Electric entrance gates
- Two allocated parking spaces
- Individual lockable store
- Landscaped gardens, including communal sitting out area and lawn

Services, tenure and general information

Leasehold. 999 years with share of freehold.

£2,500 per annum for maintenance of communal areas, grounds maintenance, window cleaning, gutter clearance, elevator maintenance, lights and electricity in communal areas, maintenance of GSHP and contribution towards building insurance. No ground rent payable.

Holiday letting, short term letting and full-time occupancy permitted. Owner's pets allowed.

Mains electricity, water and drainage. Ground source heat pump (Kensa. App-enabled). Underfloor heating. Heatmiser (app-enabled) zoned system.

Video entry phone (app-enabled)

10-year building warranty (ICW)

Distances

Carlyon Bay Golf Club – 350 yards;
 Carlyon Bay beach – 0.5; Charlestown – 1.5;
 Duporth beach – 2; Porthpean beach – 3;
 Eden Project – 3; St Austell (mainline rail) -3.5;
 Mevagissey – 6.5; Fowey – 6.5; Lostwithiel – 7;
 Lost Gardens of Heligan – 8.5;
 Lanhydrock (A30) – 9.5;
 Cornwall Airport – 16.5; Truro – 16.5;

(All distances are approximate and in miles)

What3Words:

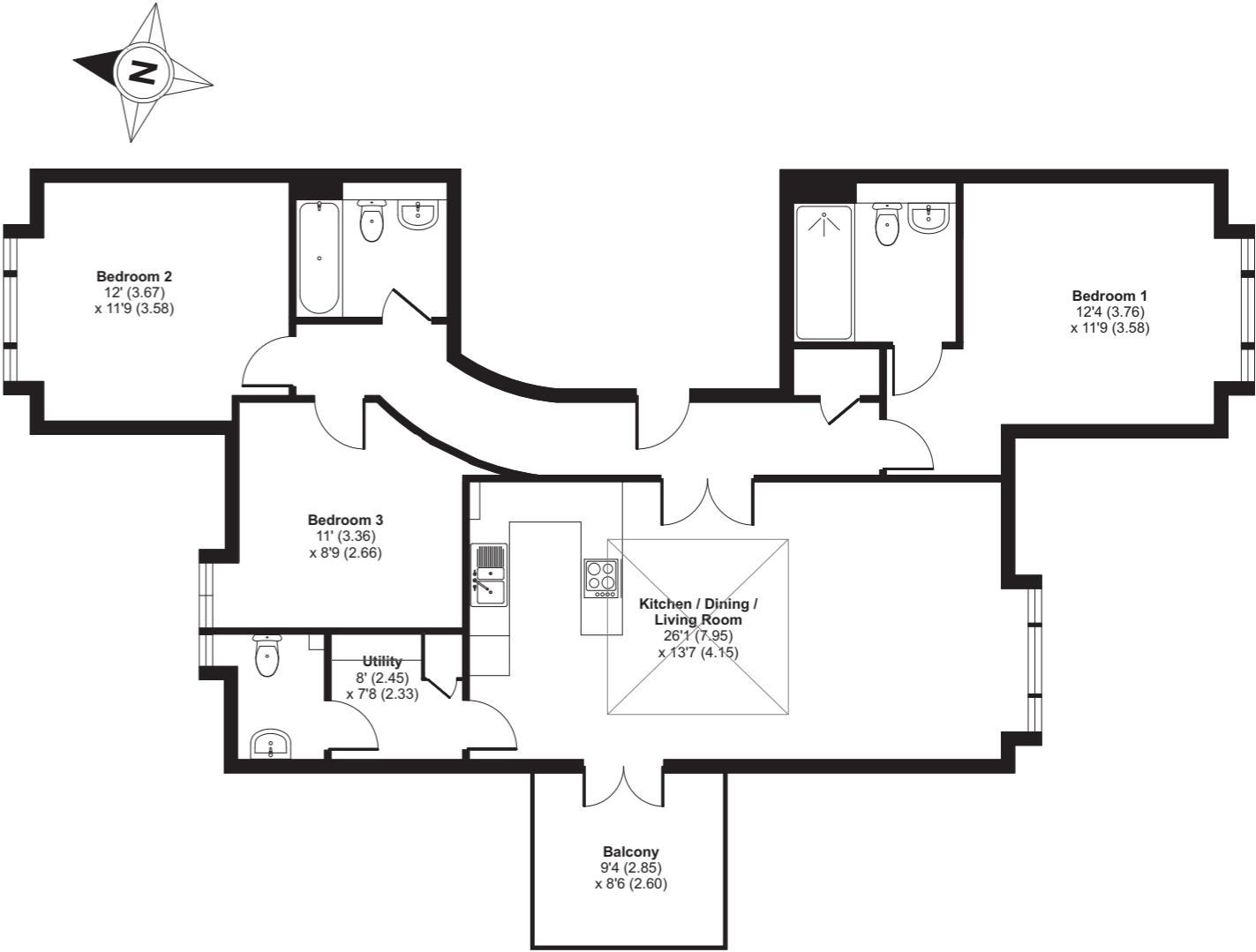
///responded.maps.talking






5, Trenarren House, 85 Sea Road, Carlyon Bay, PL25

Main House = 1149 sq ft / 107 sq m
For identification only - Not to scale



 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2024. Produced for Shore Partnership Limited. REF: 746274

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

