

# Stepper – Villa 33

St Moritz Hotel, Trebetherick



JB ESTATES

EST. 1971

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St Moritz Hotel, Trebetherick, PL27 6SD

Stepper is a very well-presented semi-detached Villa situated in the ever-popular St Moritz Hotel complex, mere steps from the Southwest Coast Path, and just a short walk to Polzeath and Daymer Bay beaches. The reverse style layout provides beautiful sea views from the living accommodation and large sea-facing balcony. The property is currently a second home, and a successful holiday let. EPC Band D.

- Four double bedrooms & two bathrooms (one en-suite).
- Spacious open plan sitting/dining room with sliding doors out to a large balcony with sea views towards Stepper Point.
- Enclosed south-west facing lawned garden.
- Villa owners have access to all the hotel leisure facilities including the Cowshed Spa and newly renovated spa & 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: £895,000**

Long Leasehold - 999 years (From 31st May 1991)

Unrestricted owner holiday use.



## THE PROPERTY

An immaculate reverse living style Villa currently operating as a successful holiday let at the St Moritz Hotel. Villa 33 is a light and spacious well-presented semi-detached property that offers convenient access to the hotel's amenities, nearby popular beaches, and scenic coastal footpaths, making it an excellent opportunity for a holiday home or investment property. Stepper features four spacious bedrooms, including one with an en-suite bathroom. The bright, open plan sitting and dining area enjoys stunning sea views towards Stepper Point and opens onto a private enclosed garden with a covered patio terrace.

## ACCOMMODATION

Ground Floor: Three double bedrooms (one en-suite) | A modern shower room | Utility room with access to an outdoor shower.

First Floor: Open plan sitting/dining room with sliding doors leading out to the rear balcony | Fully equipped kitchen | One double bedroom | WC

## OUTSIDE

The property benefits from two allocated parking spaces to the front. Off the Utility room, there is an enclosed area with an outdoor shower with hot & cold water. To the rear, there is a balcony on the first floor, which enjoys sea views out to Stepper Point. External stairs lead down to the enclosed south-facing garden with a patio terrace, which is also accessible from one of the bedrooms. There is a pedestrian gate from the end of the garden that leads out to the hotel grounds and then onto the coastal path.

## SERVICES

Mains water, electricity, and drainage. Electric wall-mounted radiators. Annual service charge also payable. Internet access.

## 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



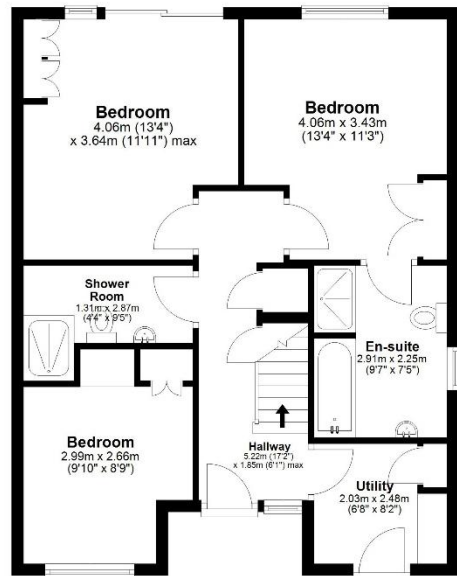


## LOCATION

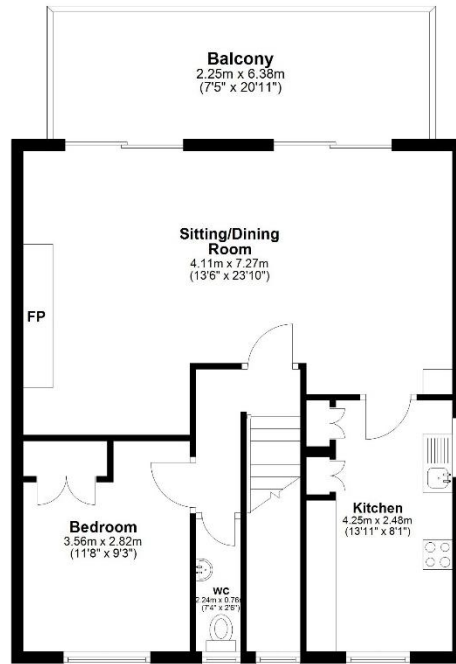
Trebetherick is considered one of the most sought-after areas in Cornwall, famous for its mild climate and superb situation at the mouth of the Camel Estuary on the beautiful North Cornish coast. Scenic walking country, easy access to a choice of fine beaches and St Enodoc Golf Club's challenging Church 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.



**Ground Floor**  
Approx. 64.3 sq. metres (692.4 sq. feet)



**First Floor**  
Approx. 75.2 sq. metres (809.1 sq. feet)



Total area: approx. 139.5 sq. metres (1501.5 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 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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Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
sales@johnbrayestates.co.uk  
johnbrayestates.co.uk

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