



5 WOODLAND LODGES

THE CORNWALL HOTEL, PENTEWAN ROAD, TREGORRICK, ST AUSTELL, CORNWALL PL26 7AB

- A fine example of a “Scandinavian style” holiday lodge set in the grounds of the Cornwall Hotel & Spa near Cornwall’s scenic south coast
- Well appointed reverse level accommodation offering a first floor open-plan living room, lounge, dining area, fitted kitchen and balcony taking in some elevated country views. On the ground floor, two double bedrooms (one en-suite) and a family bathroom
- Access to the Cornwall Hotel facilities, grounds, tennis court, spa facilities with pool, steam room, gym and treatment rooms
- A delightful holiday home/leisure investment set in the grounds of one of Cornwall’s most highly regarded spa hotels
- Rental income in the region of £40,000 per annum

FREEHOLD

GUIDE £185,000

SOLE AGENT



LOCATION

The Woodland Lodges are set in the generous grounds of the Cornwall Hotel & Spa on Pentewan Road, between the picturesque fishing village of Mevagissey and the south Cornwall town of St Austell. The lodge is well placed for guests to explore the world famous Eden Project, the Lost Gardens of Heligan, and several beaches at Carlyon Bay, Pentewan, Port Mellon Cove, Porthpean, Par Sands and Polkerris.

Lodge 5, which enjoys an elevated position with a pleasant outlook, is well located close to the spa facilities of the Cornwall Hotel and its parking space is within a short walk.

The holiday lodge is also well located for the popular harbour town of Fowey and the historic harbour at Charlestown which has prominently featured in television's adaptation of Poldark.

DESCRIPTION

Lodge 5 is a fine example of a "Scandinavian style" timber frame, reverse level property briefly comprising an extremely well proportioned open-plan living room on the first floor with fitted kitchen, dining area and spacious lounge with access to a balcony taking in some fine elevated views. On the ground floor is an entrance hallway, two double bedrooms (master bedroom with en-suite shower room) and a four-piece family bathroom wc.

The lodge which is let as a dog friendly "Gold" lodge by The Cornwall Hotel due to the location and outlook, will be available fully furnished and includes double glazing and electric heating.

As part of the service charge, Lodge 5 has access to the hotel amenities and grounds including the excellent spa facility which includes an infinity pool with views over the stocked walled garden, steam room, sauna, gym, treatment rooms (with treatments charged separately) and two tennis courts.

SCHEDULE OF ACCOMMODATION

(All dimensions are approximate)

Ground Floor

Reception Hall

Bedroom 1 4.12 x 2.87m

With ensuite Shower room / w.c

Bedroom 2 2.88 x 3.74m

Family Bathroom WC

With panelled bath, wash hand basin, low level wc and shower cubicle

First Floor

Open-Plan Living Room 8 x 5.30m (max)

Includes fitted kitchen, dining area, lounge and access to a balcony with pleasant views

Allocated Parking Space

Conveniently located just a short walk from the lodge and spa facilities.

INCOME

Lodge 5 is currently let and managed through the Cornwall Hotel rental scheme. In recent years letting income has averaged over £40,000 per annum. The current service charge is £6,841 per annum.

In the normal manner, further accounting information will be made available to seriously interested parties following an initial viewing appointment.

OWNERS' PERSPECTIVE

"We have absolutely loved owning and enjoying our Woodland Lodge, set in the beautifully maintained grounds of The Cornwall Hotel & Spa.

Over the years we have benefited from our personal use of the Lodge for many memorable holidays with family and friends.

The on-site facilities of The Cornwall Hotel means being able to park up at the end of a day out enjoying all Cornwall has to offer, then use the Spa, Pool & Gym, Hotel Bar & Restaurant, or simply choosing the self-catering option given the Lodge amenities.

Also, as a managed Holiday Let, when we are not resident we have the comfort and knowledge that the team at The Cornwall Hotel are looking after our asset and delivering an annual net yield.

In summary, wonderful holidays, amazing memories, plus a financial return"

SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

TENURE

Freehold.

PRICE

Asking guide price of £185,000.

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

EPC

Lodge 5 has an EPC Rating of E under Certificate Reference Number 0360-2095-6050-2627-7535.



I.D, REFERENCES & DEPOSIT

All prospective tenants will need to provide certified identification and proof of address to comply with the current Money Laundering & Estate Agency Act Regulations. References and deposit may be required subject to status.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

SBC Property

Daniell House

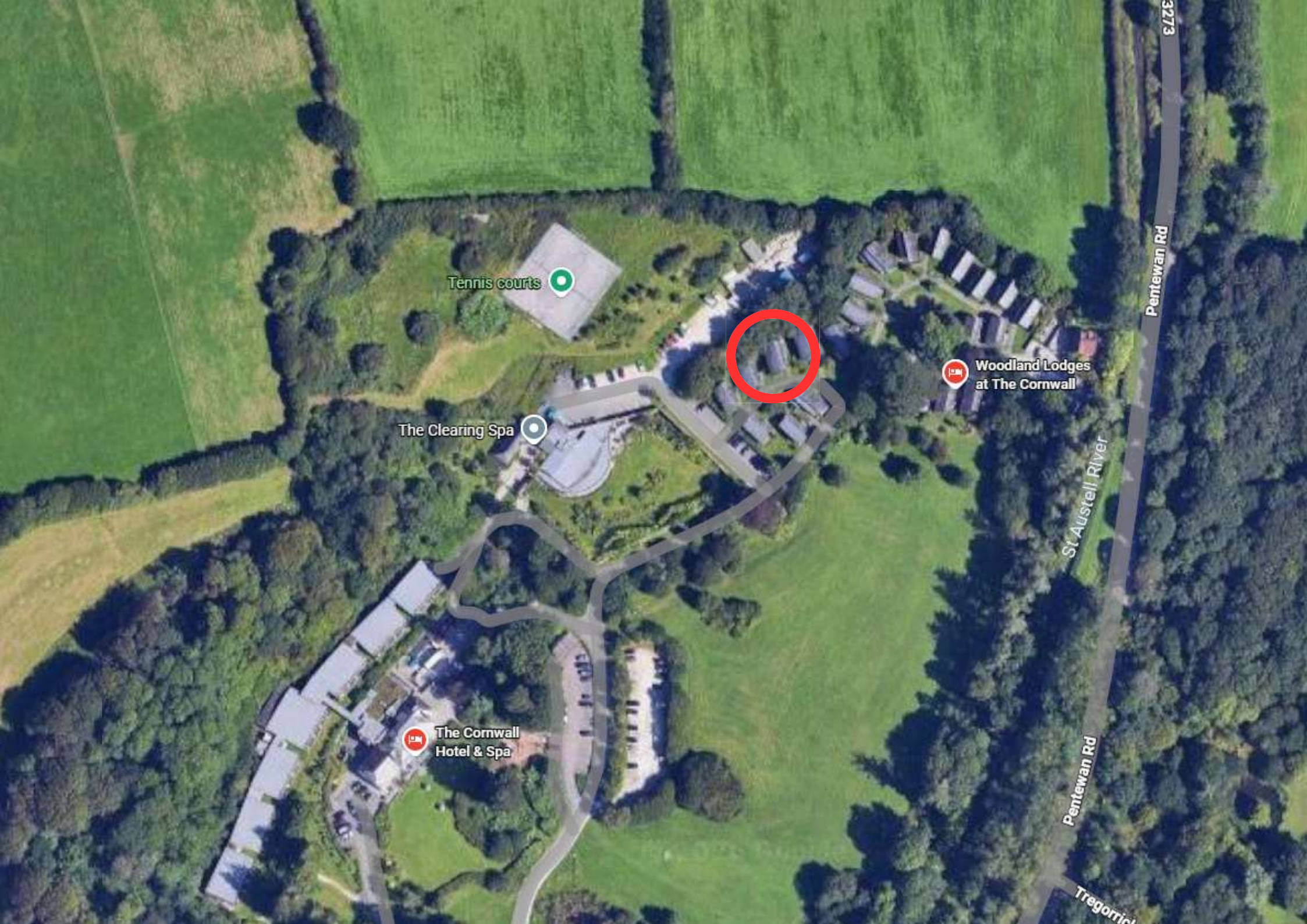
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Tennis courts

The Clearing Spa

The Cornwall
Hotel & Spa

Woodland Lodges
at The Cornwall

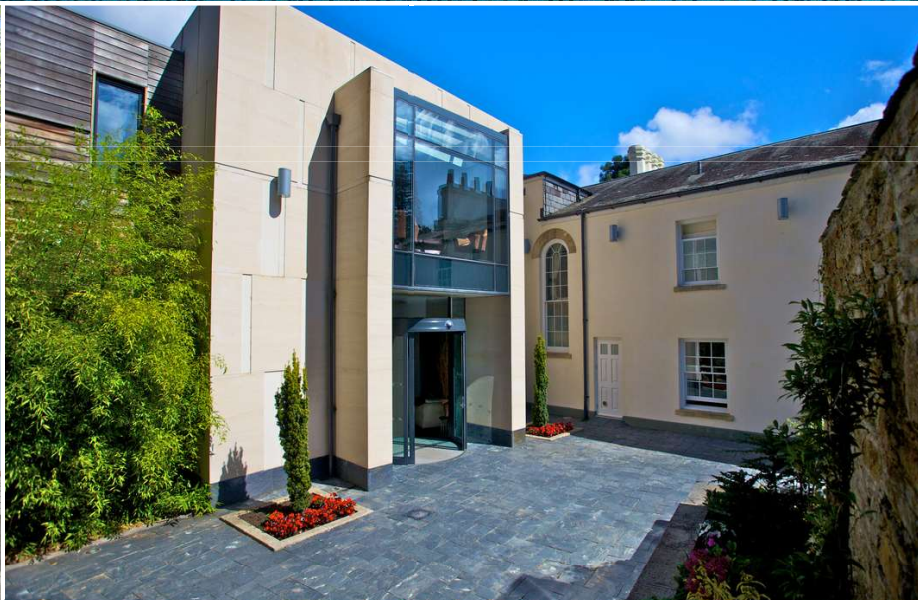
St Austell River

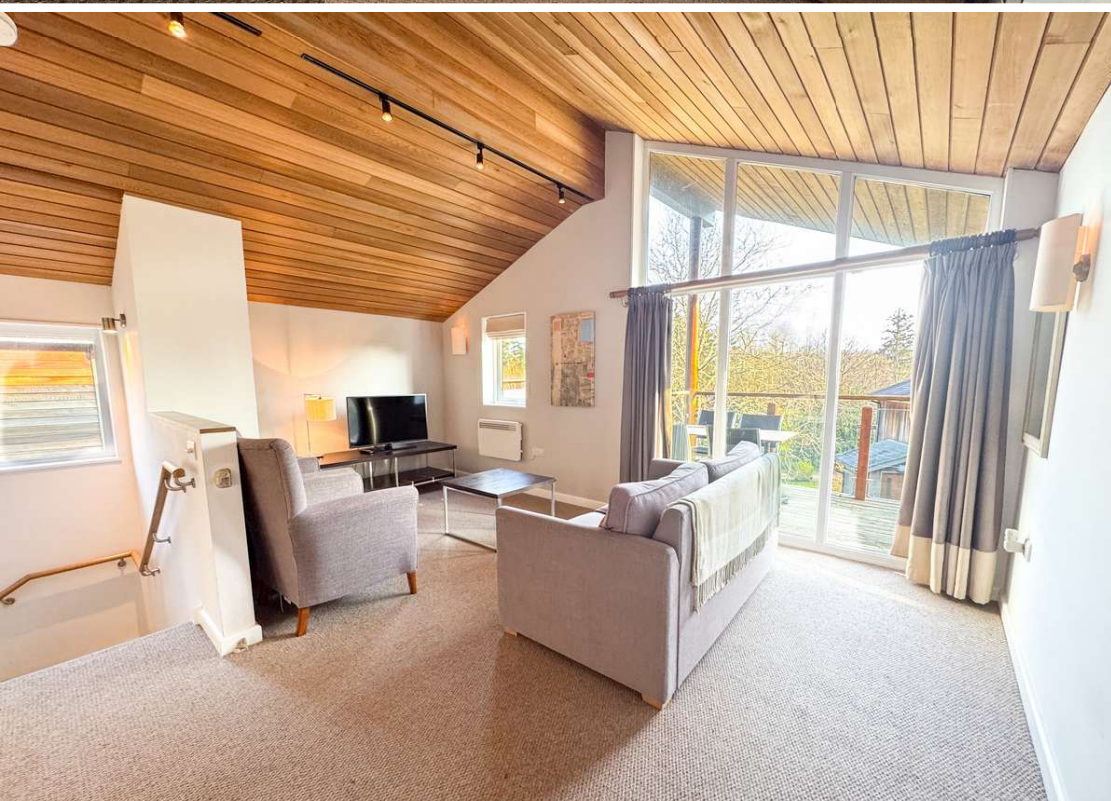
Pentewan Rd

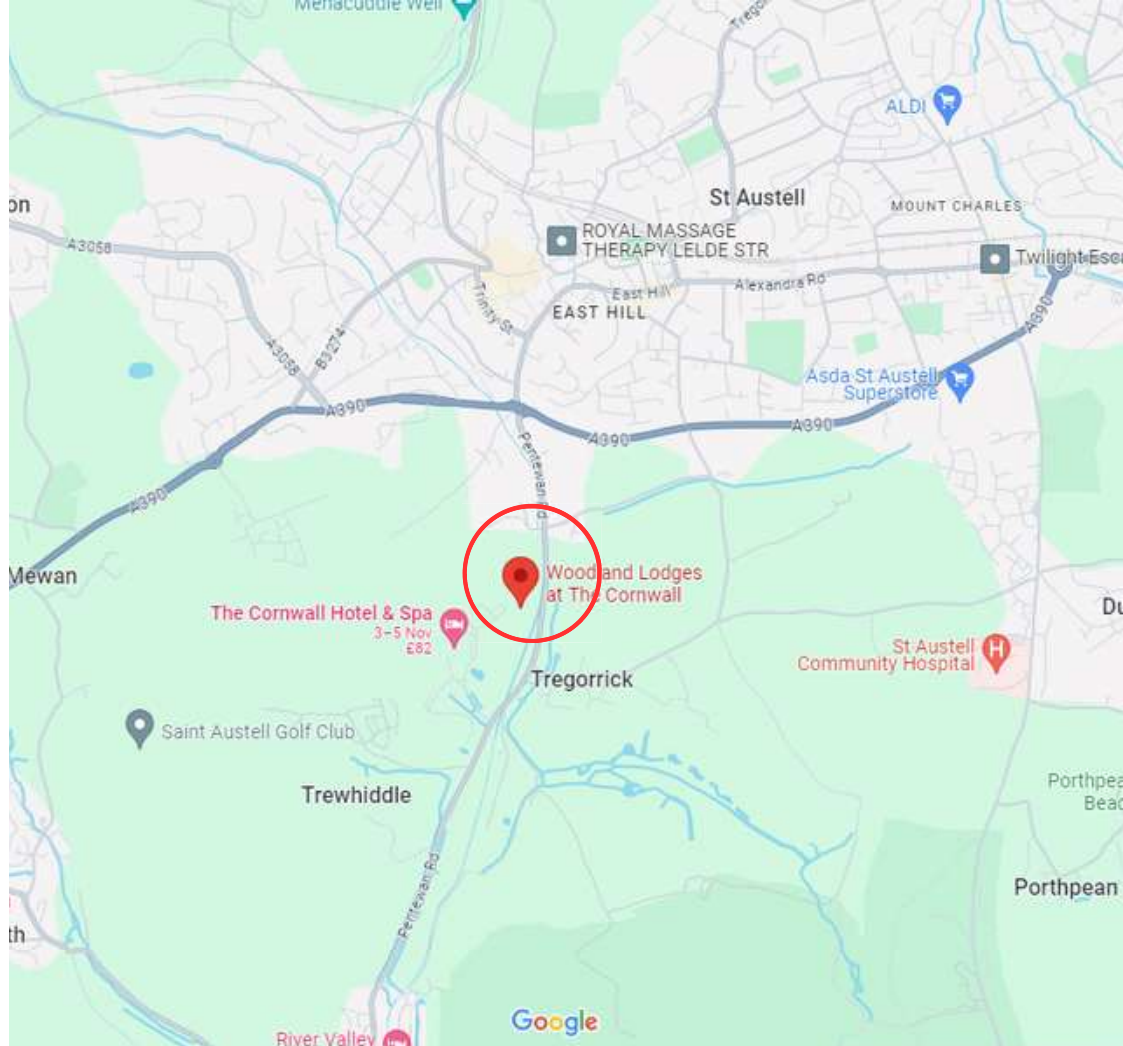
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CHARTERED SURVEYORS

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