



POLLOCKS, LODGE E40, TREWINCE MANOR, PORTSCATHO, TR2 5ET.

Accommodation:

Ground Floor: Entrance Hall, Open Plan Living / Dining / Kitchen, 2 Bedrooms, Shower Room.

First Floor: Landing, Bedroom One, Covered Balcony, Shower Room.

Outside: Generous Decking, Gardens, Shed, Ample Parking for at least 2 Cars

£285,000 Leasehold

Viewing only by appointment with H Tiddy

A rare opportunity to purchase a luxury two storey three bedroom holiday lodge at Trewince Manor sitting amidst 26 acres of fully landscaped grounds. Built to top quality specifications and with bi-folding doors from the open plan living area on to a large decking area, Pollocks has three double bedrooms, an open plan kitchen / dining / living room and two bathrooms. The high quality kitchen incorporates built-in Bosch appliances including fridge, freezer, dishwasher and cooker. Electric radiators are fitted throughout. There is ample parking and generous garden areas as well as a decked patio and covered balcony off the main bedroom.

Location summary – (distances and times are approximate)

St Mawes – 5.75 miles. Truro – 10 miles via car ferry. Falmouth – 15 miles by car ferry. Newquay Airport – 25 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell – 16.5 miles with London Paddington 4 hours by rail. Plymouth – 60 miles. Exeter - 92 miles.

Portscatho

Portscatho is an attractive, unspoilt coastal village in the outstanding natural beauty of the Roseland Peninsula. It has a small harbour, safe beaches, lovely country and cliff walks, and sailing and other facilities within easy reach. There are sufficient shops for day to day and other needs, a Post Office, 2 pubs and a restaurant. In addition, there is a Church, Doctors' surgery and Squash club. The local primary school is less than half a mile distant.

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Jamie Oliver (Fifteen), Nathan Outlaw (St Enodoc, Rock), Paul Ainsworth (Padstow), and the Roseland's own Arron McNamara at the Driftwood, Rosevine.

A brief tour

The lodge is accessed via a ramp to a glazed front door which opens into a well-proportioned hallway with doors leading to Bedrooms 2 and 3, Bathroom and Open Plan Living / Dining / Kitchen Area. The U-Shaped Kitchen is of a high specification with a

range of wall and floor units with granite effect surfaces over. There are a range of integrated appliances including fridge, freezer, dishwasher, oven with induction hob and extractor hood over. There is a stainless steel sink unit with mixer tap and part tiled walls. The living area has bi-fold doors onto a large decked area with coastline and countryside views and further out towards the bay.

Bedrooms Two and Three are located on the ground floor, and are both good sized double rooms. There is also a well fitted, fully tiled, shower room with obscure window.

Leading from the entrance hall, the staircase rises to the first floor.

The landing is a generous size, with three built in cupboards as well as access to eaves storage, providing ample storage opportunities. Bedroom One is a generous double, with built in wardrobes and French doors leading to the covered balcony with wooden balustrade. The upstairs shower room comprises a large shower cubicle, W.C and wash basin, and also houses the washing machine and tumble drier.

Outside is a generous decked area, leading directly off the living room, perfect for alfresco dining. There is an external storage cupboard, ideal for wetsuits, body boards etc.

There is ample parking for at least 2 cars, and plenty of external storage cupboards tucked behind the lodge.

The current owners have meticulously planted and maintained the gardens each side of the lodge, to provide well stocked borders full of colour. There is also a useful shed providing further storage.

Communal Gardens and Facilities

Set amidst 26 acres of formal grounds and woodland, bordered by creek, guests and owners have the use of the indoor swimming pool, sauna and spa included in the Service Charge. Within the grounds is a private quay (with boat moorings) (subject to local charges).

Directions

Proceed through the pillared entrance, continue past the swimming pool, reception and car park and bear right. Lodge 40 is the only lodge on the right.

General Information

Services

Mains water, electricity and private drainage.
Television point.

Council Tax Band B.

Energy performance certificate rating D.

Tenure

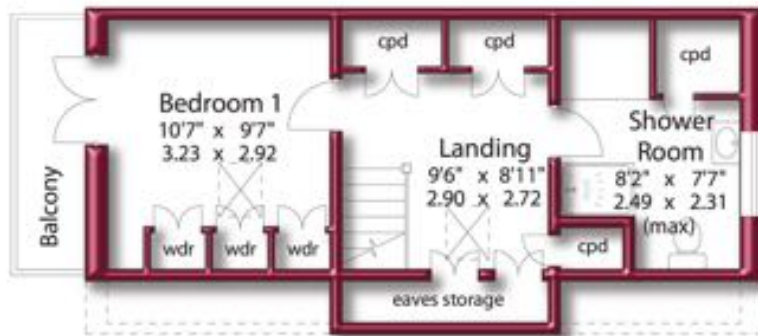
Leasehold – 999 years from 2011. Service charge £4139.74 including VAT per annum (including Broadband and Leisure Access). Ground rent £833.12 per annum.

Important Notice

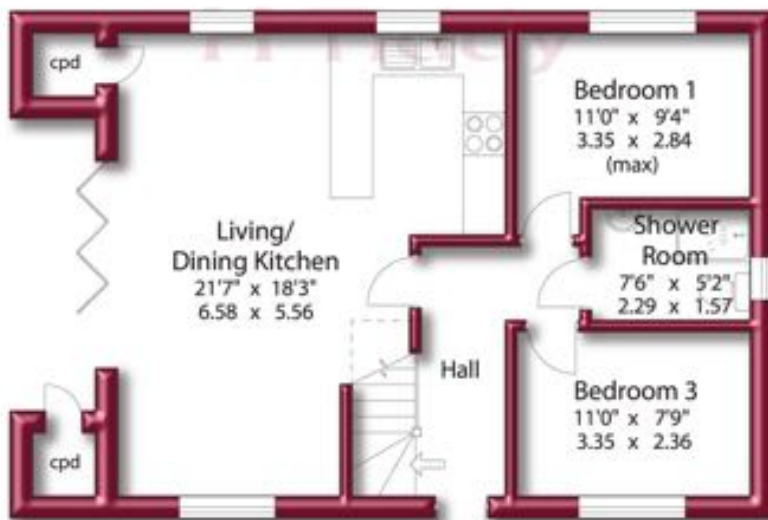
Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Approx Gross Internal Floor Area = 1014 Sq. Feet
= 94.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

