

# TREWINCE HOLIDAY LODGES



## TRELISSICK LODGE

E26 Trewince Manor, Portscatho, Truro,  
Cornwall



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£275,000 *oiro*

Introducing an exclusive opportunity to acquire a stunning detached holiday lodge within the prestigious Trewince Manor estate. This property isn't just a home; it's an experience. Imagine hosting friends and family on your expansive decked patio, with views stretching across Killigerran Head. With three beautifully appointed bedrooms, two modern bathrooms set over two storeys, and a cosy open-plan living area, every detail has been designed for comfort and luxury. Located on the Roseland Peninsula, nestled between the calm waters of Froe creek and St Anthony's headland, you are never far from river or sea.

This fully furnished lodge is offered for sale, situated within a family-run, independent holiday park, and is one of only fifty-five lodges in total. It has been established as a holiday let, with a fully managed service available on the estate through Trewince Holiday Lodges. This presents a splendid opportunity to own a piece of Cornwall without the burdens of second-home taxation and the responsibilities of guest management. The lodge also offers access to Trewince Quay, for launching smaller craft, ideal for exploring the local creeks and pottering across to St Mawes. Access to an indoor swimming pool, sauna, spa pool, and gym. Scenic woodland walks within easy reach.

## SUMMARY OF ACCOMMODATION

**Gross Internal Floor Area:** 909.77 sq ft (84.52 sq m)

**Ground Floor** Entrance hallway leading to open plan living area, kitchen diner and seating area. Large patio doors onto outside decking area and steps to driveway and private garden. Two bedrooms, twin and double, and separate family bathroom off entrance hallway.

**First Floor** stairs open out onto large mezzanine dressing area with fitted wardrobes, family bathroom with separate shower and bath. Master bedroom with double doors opening onto Juliet balcony under eaves. Sea views

Trelissick lodge is located in the West Lawn area of the estate, with its own private garden and easy access to the Manor House lawn. Lovely views out across the sea towards Killigerran Head from the decking and the upstairs balcony. Accommodation comes with parking for two cars outside the lodge. Access to the estate's facilities include woodland walk, children's playgrounds, full membership to the Leisure club, access to the estuary and open sea from Trewince Quay.



## LOCATION



Trewince is located near the villages of Portscatho, Gerrans and St Mawes, close to tranquil beaches, secluded coves and beautiful countryside with spectacular views where you really can get away escape from the stresses of everyday life. Falmouth and Truro are a short hop across the River Fal via the King Harry Ferry, and with many picturesque villages just a short drive along the coast, Trewince is ideally situated for exploring other sites places of interest in Cornwall.

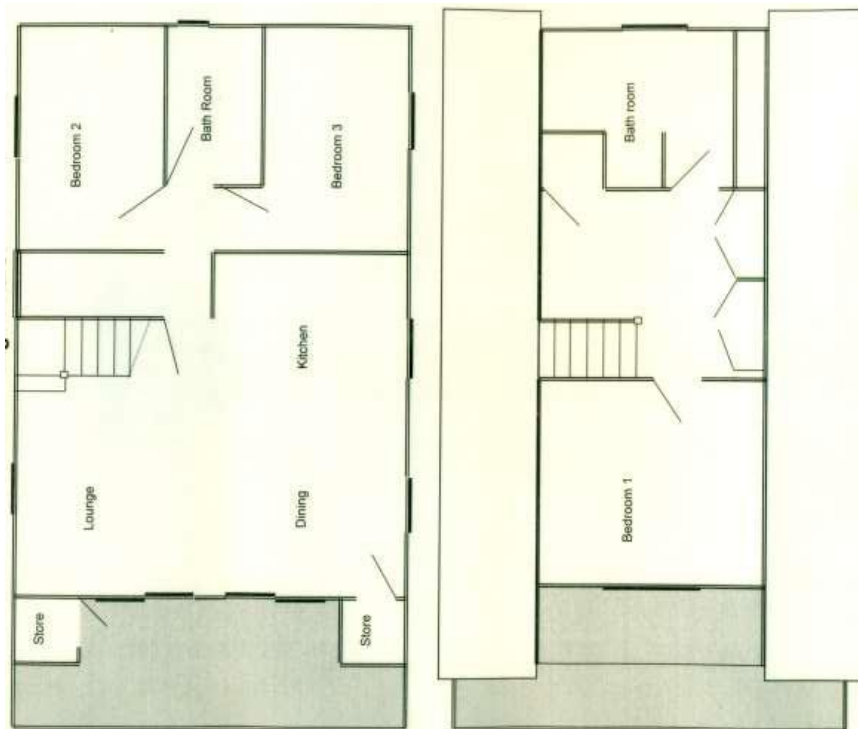
The estate is within a mile of Towan Beach giving easy access to the South West coast path. An excellent location for holidays, open 12 months of the year. These lodges are not residential and so present a guilt-free opportunity for holiday ownership. Local activities include rock pooling, swimming, walking, sailing and kayaking, with numerous local places to eat and enjoy what Cornwall has to offer.



On-site facilities give the Trewince Estate an advantage over alternative holiday venues in the area with full access to a 13m heated indoor pool, spa pool, sauna and gym. The Old Shop houses craft workshops and the Weleda spa treatment room is also on site.



## Standard Floor plan



- **Tenure** Leasehold 978 years
- Service charges payable biannually
- Further details available on request

### **DIRECTIONS**

From St. Austell take the A390 towards Truro, then bear left on the B3287 to Tregony.

From Tregony follow the signs for St. Mawes for 7 miles to Trewithian. Turn left at the sign for Gerrans and Portscatho.

Stay on this road, following the signs for St. Anthony to Trewince. We are approx. 3/4 mile beyond the village of Gerrans.

### **VIEWINGS BY APPOINTMENT**

**01872 580289**

**[enquiries@trewince.com](mailto:enquiries@trewince.com)**

**[www.trewince.com](http://www.trewince.com)**

#### Important Notice

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Trewince Ltd registered number 8111648. Our registered office is Trewince Holiday Lodges, Portscatho, Truro, Cornwall. TR2 5ET