





**88 The Residence
Gwel An Mor, Portreath
TR16 4PE**

2 Bedrooms
1 Reception Rooms
2 Bathrooms
76 Sq. Metres

**Guide Price
£285,000**



A beautiful and privately located holiday lodge with sea views from the deck. Fantastic ROI on a site that has something for the whole family.

This contemporary holiday home takes five-star luxury to the next level. It has a stylish open plan layout and gorgeous décor. Snuggle up by a cosy log fire and relax in a private hot tub.

Perched high above the coastal village of Portreath on Cornwall's rugged North Coast and only a short stroll to the local beach. CHAIN FREE.

Sitting in one of the best locations on the resort, this particular property offers good sea views from inside the house as well as from the large deck. Set quietly away from the road this property feels more secluded than the others.

Designed in a contemporary style with classic timber lines, the interiors offer open plan living and dining coming fully furnished and fitted out to the highest of standards.

Offering spacious, open-plan living based on ethical, energy-efficient principles, The Residence interiors are matched in style only by their stunning

exteriors. Outside, classic lines merge effortlessly with a contemporary design.

Inside, eco-credentials include air to water heat pumps which provide all heating and hot water. This system also provides luxurious under-floor heating and air-cooling systems for all-year round temperature comfort.

This home from home is equipped with a fully-fitted kitchen with fully integrated appliances and is fully furnished offering a turn-key investment opportunity.

The property comes complete with all the home comforts of an in-house entertainment system including TV and DVD player and Sonos sound system.

ABOUT THE RESORT

Gwel an Mor has been operating as a luxury self-catering holiday resort since 2006 and consists of 58 Scandinavian inspired lodges. The Residence is an adjacent site of 55 contemporary lodges which benefit from the established resort.

Gwel an Mor has evolved to provide quality accommodation in a beautiful location with attention to detail, relaxed and friendly service and excellent facilities including, spa, gym, restaurant, tennis court, heated swimming pool, and a 9-hole golf course on site.

The resort has gone from strength to strength, providing all guests with officially recognised superb standards of service and guest relations, as well as continually adding quality facilities that would be the envy of any 5 star resort.

Gwel an Mor is the most award-winning resort in the South West, receiving awards and accolades from independent bodies such as Visit England, Cornwall Tourism Awards and David Bellamy Conservation Awards.

The Residence at Gwel an Mor is within easy reach of the main transport links, whether you are arriving by road, rail or air and so is perfectly located for experiencing all the pleasures of Cornwall.







Surrounding Area

Portreath is a small resort village on the North coast with a harbour and sandy beach which is popular with both families and surfers. There are several local shops and cafes and a junior school. Portreath is just 13 miles from the Cathedral city of Truro which offers a further range of shopping and schools as well as a wide range of leisure activities, bars & restaurants. There are mainline railway stations in Truro and Redruth. For golf lovers the Tehidy Country Park and Golf Club is only half a mile away.

Facilities

Terrace Restaurant: for lunches or evening meals.

Well Being Spa: Offers relaxing and revitalising treatments

Club House: Includes heated pool and hot tub; gym, steam room and sauna.

Tennis Court

Children's Play Area: Slides, swings and ropes.

Famous Nine golf course: inspired by some of the most famous holes on the planet

Fishing Lake

Rock Climbing Wall

Indoor Children's & Teenagers Entertainment Centre and Café

Wildlife Activities: Nature Trails, Falconry, Rock pooling and Night Walks to name a few.

Bike Hire: Numerous trails to suite all levels of fitness.

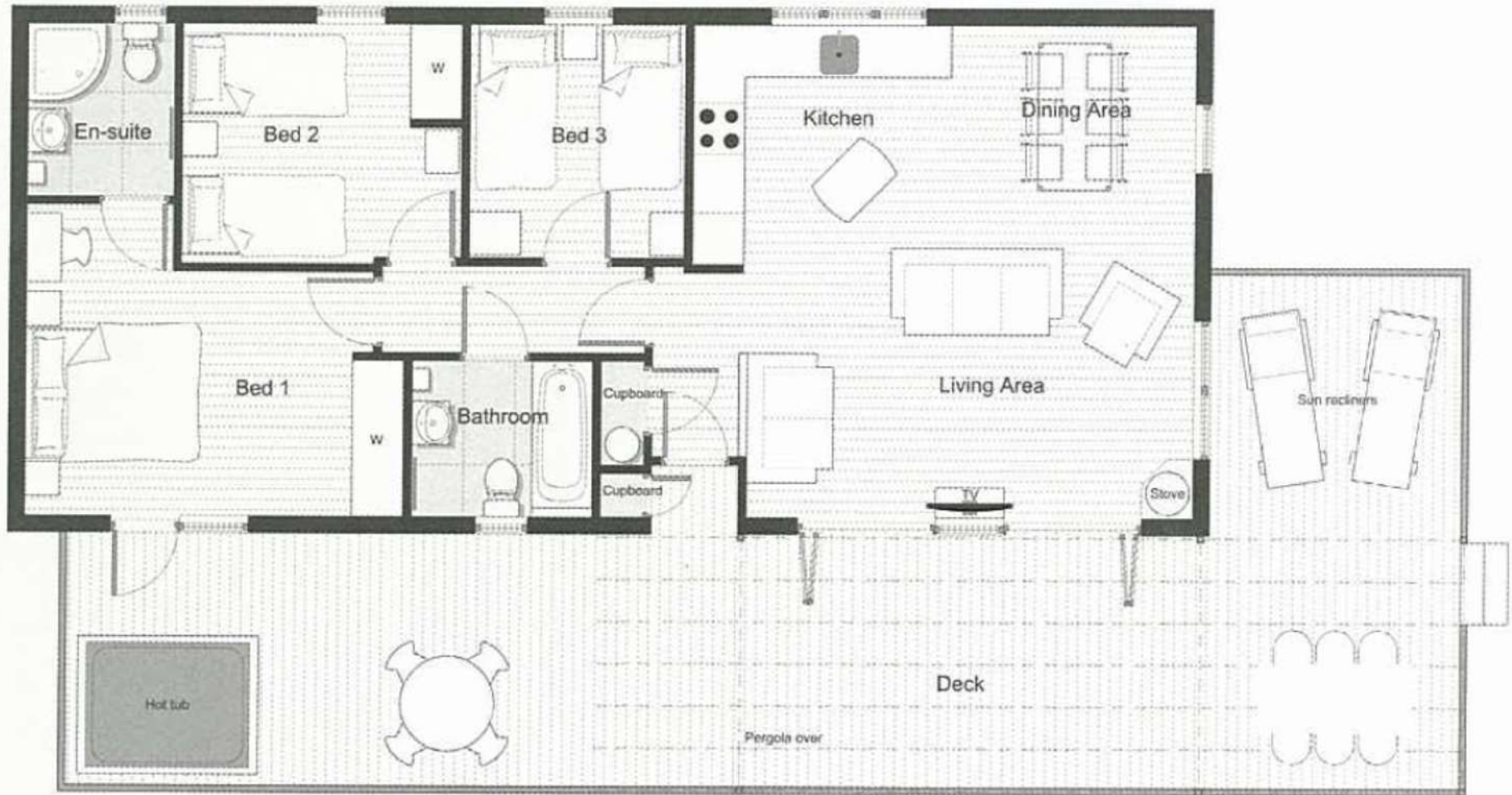
Off Site Activities: Include; Surfing, Kayaking, Fishing, Golf, Trekking and Sailing.

Ownership

One of only a few freehold properties on the resort.

Resort charges would include: maintenance, management, marketing and housekeeping duties





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lowest running costs	
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
Low energy efficient - highest running costs	
67	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

Additional Information

The property has an air source heat pump with underfloor heating and an air conditioner.
 There is an annual maintenance fee of £5975 + VAT(2024)
 Council tax band C

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