







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

3 Bedrooms  
1 Reception Rooms  
2 Bathrooms  
74 Sq. Metres

**Guide Price  
£295,000**





**Sitting towards the top of the resort, this property has the benefit of having no rear neighbours. There are sea views from the hot tub and decked area.  
CHAIN FREE & FREEHOLD**

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 the comforting log fire for all year round enjoyment, open up the twin bi-fold doors and eat al-fresco on the private deck or just relax in the hot tub and enjoy the views and serenity.

Sitting towards the top of the resort this property has the benefit of having no rear neighbours. There are sea views from the decked area and hot tub.

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

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 as well as heating the towel rails

in the bathrooms.

This home from home is equipped with a fully-fitted kitchen with fully integrated appliances including a fridge/freezer, oven, dishwasher, washer/dryer, induction hob with extractor over, and microwave. The handleless kitchen has a preparation island and also features an instant boiling water tap.

The property comes complete with all the home comforts of an in-house entertainment system including TV and DVD player and Sonos sound system and has high speed fibre broadband. There is dimmable mood lighting in the living room and additional TV's in both bedrooms and the bathroom.

The Residence interiors are matched in style only by their stunning exteriors. Outside, classic lines merge effortlessly with a contemporary design with a wrap around deck with an attractive pergola above. The inset hot-tub is well screened for privacy. There is an outside shower – ideal when returning from the nearby beach and each property has a private, designated parking bay.

**OWNERSHIP**

One of only a few freehold properties on the resort.

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















# 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 a mile and a half away.

## 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.

## 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

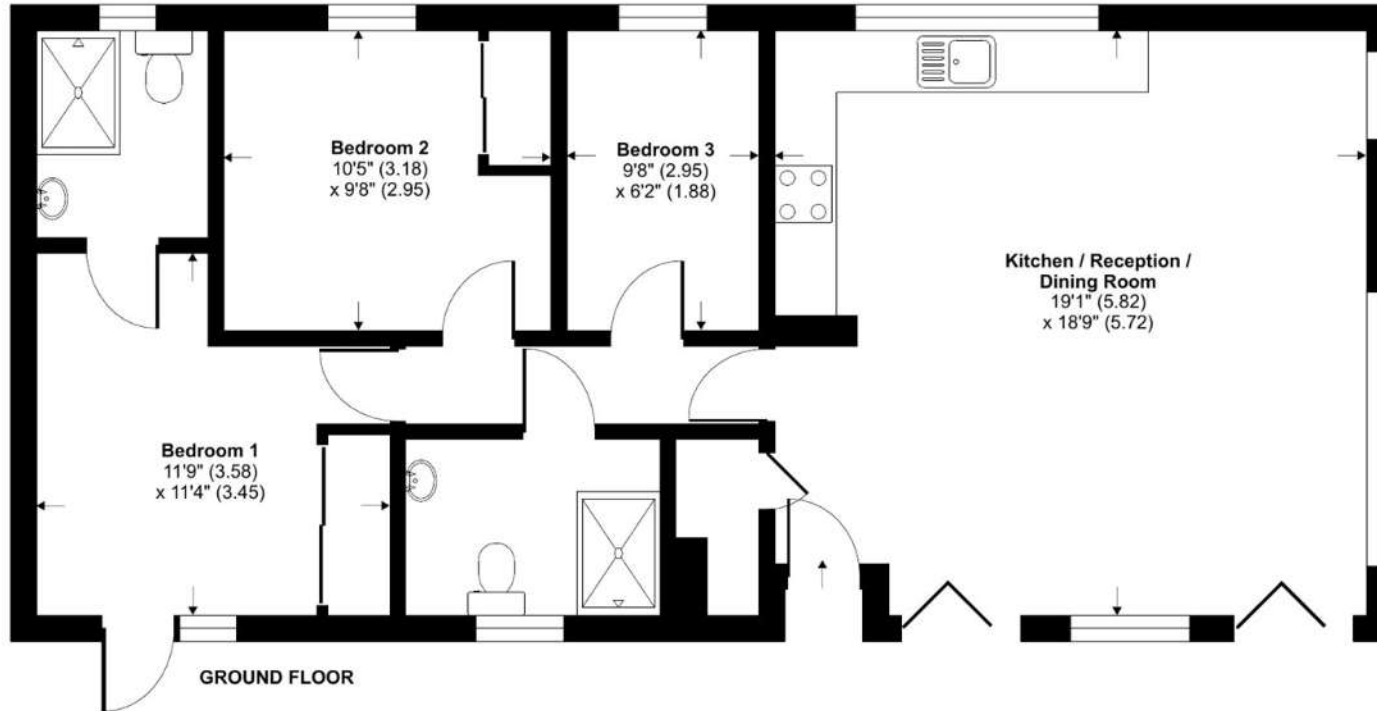
Rock Climbing Wall

Indoor Children's & Teenagers Entertainment Centre and Café

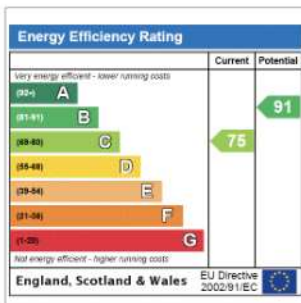


# The Residence, Gwel An Mor, Portreath, TR16

Approximate Area = 796 sq ft / 73.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Humberts. REF:1108720



### 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

Phone :+44 1872 278288  
Email : truro@humberts.com  
www.humberts.com  
67 Lemon Street  
Truro  
TR1 2NS



### IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.