



70 The Residence
Gwel An Mor,
Portreath TR16 4PE





3 Bedrooms
1 Reception Rooms
2 Bathrooms
74 Sq. Metres
Guide Price
£275,000



A luxurious and contemporary, freehold lodge on one of the most sought after resorts in Cornwall.

Built in 2020 to new home building regulations this contemporary holiday home, within Gwel an Mor's stunning coastal resort, takes five-star luxury to the next level. It is low impact, energy efficient and cost effective to maintain. Set on the north coast of one of the most unique counties in England, there's no better place to explore the compelling beauty, rich history, and charming culture of Cornwall.

Inside, this "home from home" is equipped with a modern, fitted kitchen with integrated appliances. It comes complete with all the home comforts of an in-house entertainment system including TV and DVD player and Sonos sound system and is fully furnished, offering a turn-key investment opportunity. The property's 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-conditioning systems for all-year round temperature comfort.

In addition to the good size master bedroom with built in storage and en-suite bathroom, there are a further two twin bedrooms and a family

bathroom with built in TV. Whilst the light and airy, open plan, kitchen/ dining/living room gives a real sense of space and is a fabulous area for relaxing or entertaining.

Outside, classic lines merge effortlessly with a contemporary design. A wrap around deck with pergola above create a wonderful area for relaxing. The inset hot tub is well screened for privacy and can be accessed directly from the master bedroom as well as from the main deck area. There is an outdoor shower, ideal when returning from a day at the beach or to cool off after a soak in the hot tub.

OWNERSHIP

This luxurious home is fully furnished and is available chain free. The property has over 5 years left on it's building guarantee. Due to being one of only a few Freehold properties within the resort, this property has permission for Full Residential Use and as such, could be used as a main home as well as a holiday let opportunity. Resort charges would apply.

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 suit all levels of fitness.

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







Surrounding Area

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.

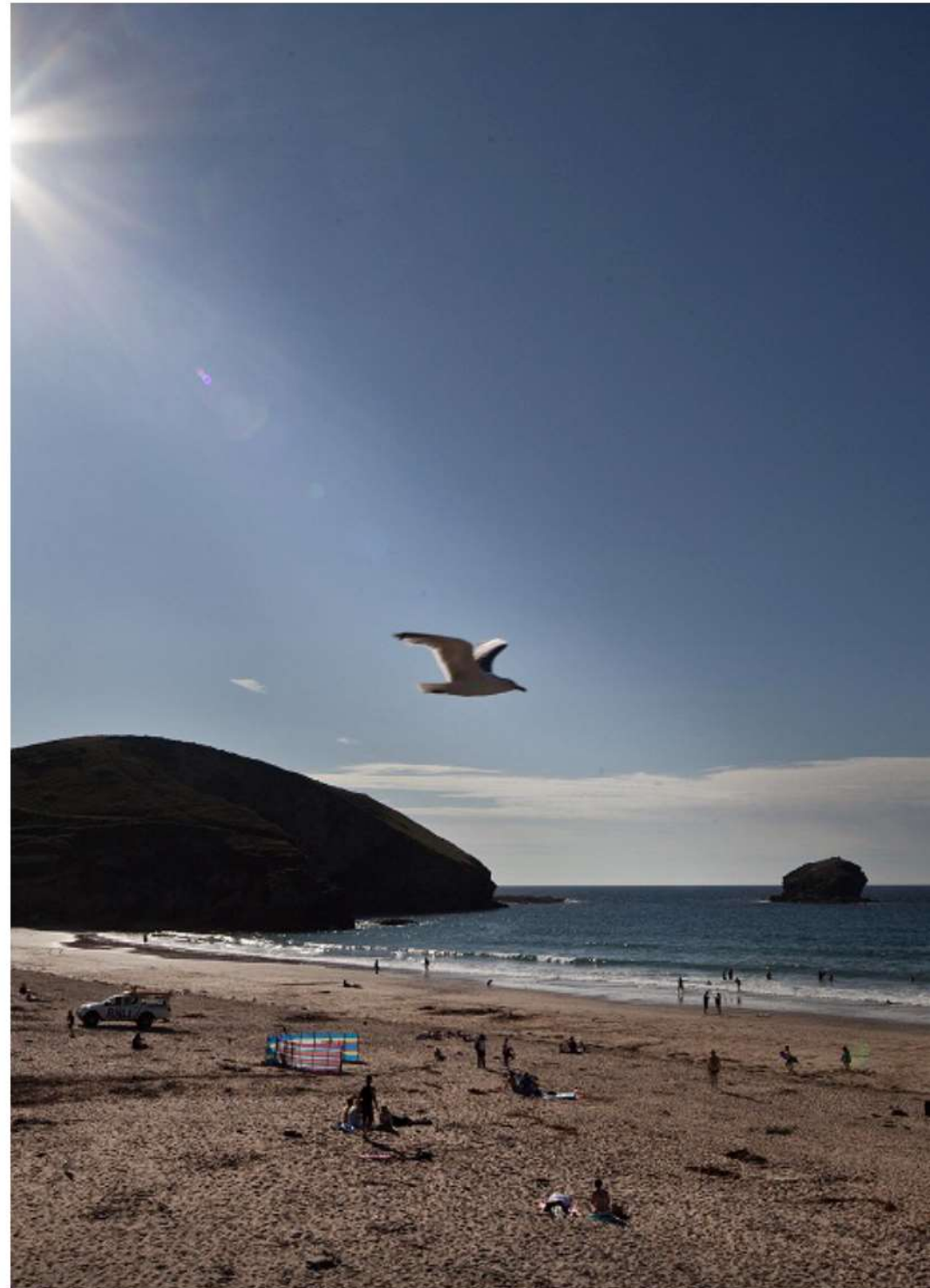
The resort has gone from strength to strength, providing all guests with officially recognised superb standards of service and guest relations, as well as continually adding quality facilities that would be the envy of any 5 star resort.

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

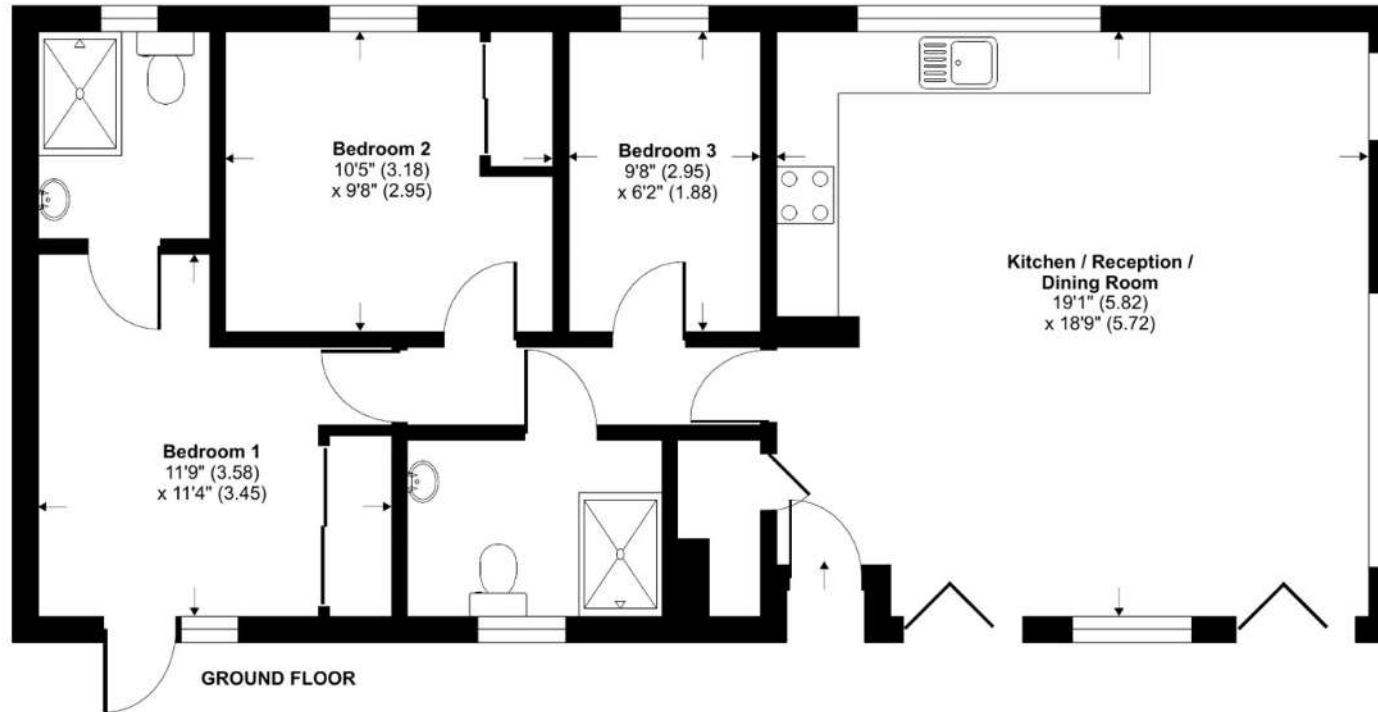
Portreath is a small resort village on the North coast with a harbour and sandy beach which is popular with both families and surfers. There are several local shops and cafes and a junior school. Portreath is just 13 miles from the Cathedral city of Truro which offers a further range of shopping and 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 a mile and a half away.



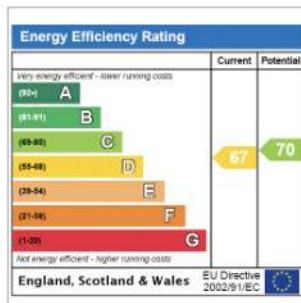
The Residence, Gwel An Mor, Portreath, TR16

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). © ritchecom 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

Ownership

One of only a few freehold properties on the resort.
Resort charges would include: maintenance, management, marketing and housekeeping duties.

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