



1, Pendower Court





# 1, Pendower Court

Pendower Beach, Roseland, Cornwall, TR2 5LW

St Mawes 5.5 miles - Portscatho 2.5 miles - Veryan 2.5 miles

A wonderful front-line apartment at Pendower Beach commanding magnificent views and set amidst extensive communal grounds of around 2.75 acres

- Uninterrupted 'Grandstand' views
- Private Steps to the Beach
- Extensive communal grounds of 2.75 acres
- Sitting room
- Leasehold
- Exclusive coastal position
- Beautifully presented throughout
- 2 Bedrooms 2 Bathrooms (one en-suite)
- Kitchen/dining room
- Council Tax Band F

Guide Price £595,000

## SITUATION

The Roseland Peninsula is a designated Area of Outstanding Natural Beauty and Heritage Coastline on the South Cornish Coast and has been a well loved and popular holiday destination for generations. Owned by the National Trust, Pendower is a south facing beach which joins neighbouring Carne Beach at low tide to create a long stretch of fine sand with plenty of space. Above Carne Beach is the luxury Nare Hotel with restaurants and leisure facilities open to non-residents.

A walk along the south-west coast path takes you to Rosevine and the much revered 'Hidden Hut' Cafe at Porthcurnick Beach. Just a little further along the path is the popular harbour village of Portscatho where there are a range of local amenities including a pub and restaurants. St Mawes needs little introduction as one of the most exclusive water fronting villages in the UK, popular with the yachting fraternity and home to marine facilities together with a number of restaurants, pubs and local shops. A short stroll from the property is Pendower Farm Shop, renowned for its fresh fish and shellfish alongside locally reared meat and vegetables.





## THE PROPERTY

1 Pendower Court is one of just seven apartments in this stunning front-line building that was converted in 1999. Located on the top floor, this fabulous apartment has been thoughtfully re-appointed by the vendors and enjoys a magnificent broad panorama, extensive communal grounds and the luxury of private steps descending from the gardens to the beach itself.

Beautifully presented throughout, this light and airy apartment has a 'grandstand' view across Gerrans Bay and miles of this picturesque coastline. Approached through a communal entrance hall, stairs rise to the upper floor and the apartment. The kitchen/breakfast room and the well-proportioned sitting room/dining room both make the most of the vistas with picture windows facing directly out to sea. The two bedrooms (one en-suite) and the bathroom are located to the rear of the building overlooking the gardens.

It should be noted that whilst the property can be occupied as a main residence or holiday home, holiday letting of the apartments is not permitted.

## OUTSIDE

Pendower Court is accessed over a long private driveway, flanked by established grounds incorporating mature trees, shrubs, areas of lawn and a stream. At the head of the driveway is a block of garages with one allocated to this apartment. To the side of the main building is also one allocated parking space. Visitors parking area is also available.

To the front of the building is a broad swathe of sloping lawn from where there is a flight of steps descending to the beach.

## SERVICES

Mains water and electricity. Private drainage. LPG Central heating (individually metered). Mobile 4G coverage is good indoors and outdoors (Ofcom). Standard broadband is available (Ofcom)

## TENURE

Leasehold with the remainder of a 999 year lease that commenced in 1999. Current Service Charge of £950 per quarter. Further information available from Stags.

## VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488.

## DIRECTIONS

Approach Pendower Beach from the A3078 St Mawes road, signposted Pendower Beach and the entrance drive to Pendower Court will be evident shortly before the parking area above the beach.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

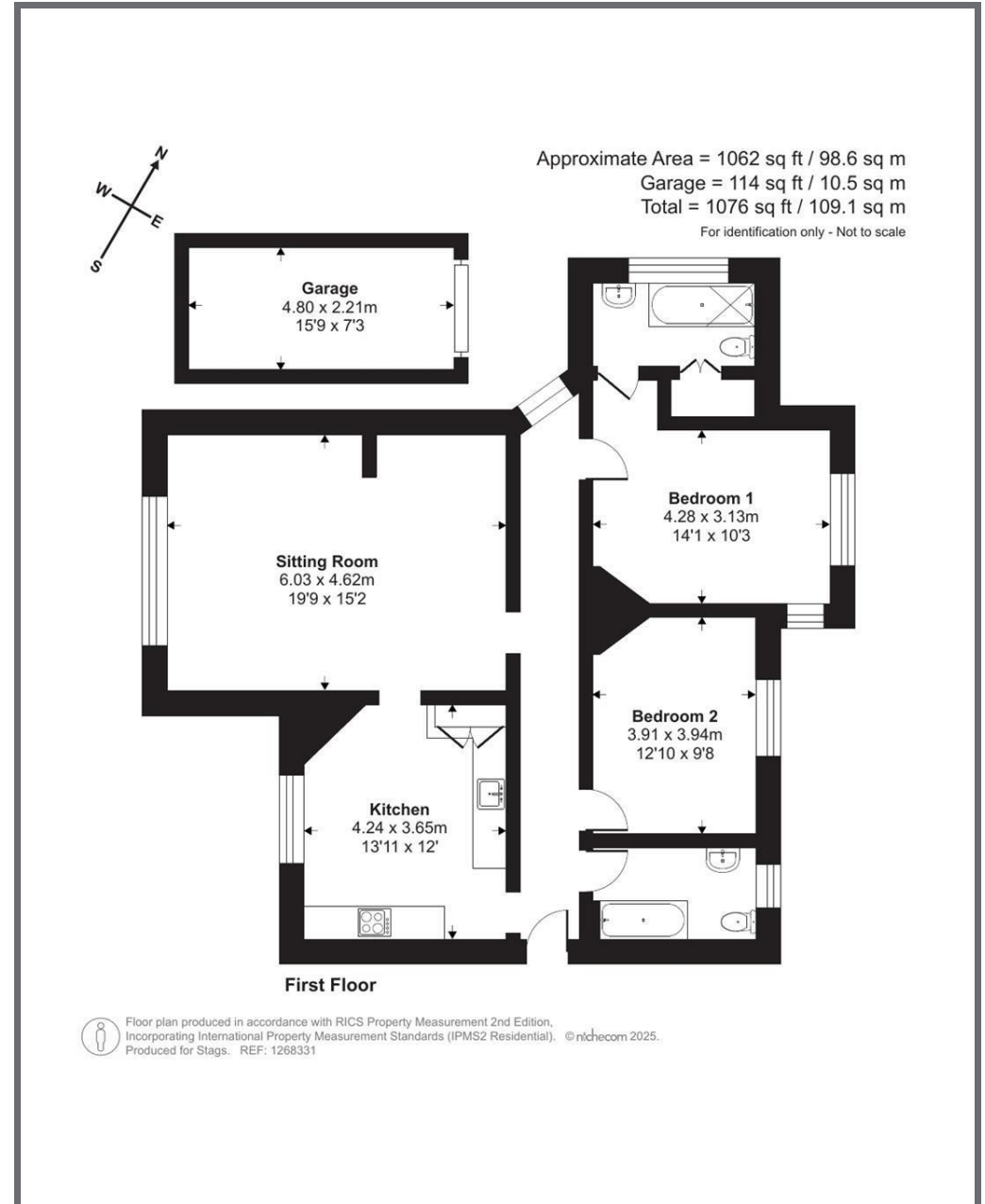


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	75	77
England & Wales		
EU Directive 2002/91/EC		

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