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### 3 Porth Veor Manor Porth Way, Porth TR7 3BD

**£259,500**

AN UP AND RUNNING HOLIDAY APARTMENT LOCATED WITHIN PORTH VEOR MANOR, JUST ON THE EDGE OF NEWQUAY WITHIN WALKING DISTANCE TO PORTH BEACH. THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD, FACILITIES WITHIN THE COMPLEX INCLUDE A HEATED OUTDOOR POOL, A RESTAURANT, BAR AND EXTENSIVE WELL MAINTAINED GROUNDS. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Apartment

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

#### FEATURES:

- TWO DOUBLE BEDROOM HOLIDAY VILLA
- JUST A SHORT STROLL FROM PORTH BEACH
- LOCATED WITHIN A LUXURY HOTEL COMPLEX
- HEATED OUTDOOR SWIMMING POOL
- RESTAURANT ON SITE
- EXTENSIVE WELL KEPT GROUNDS
- ALLOCATED PARKING
- PETS PERMITTED WITH PRIOR CONSENT
- OPEN PLAN KITCHEN/LIVING/DINING
- PRIVATE SUN TERRACE

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#### DESCRIPTION:

Welcome to Number Three Porth Veor Manor Villas, located along Cornwall's picturesque north coast, between the popular destinations of Watergate Bay and Newquay, Porth is a charming and sheltered cove with a wide, sandy beach, a number of popular cafes and a boutique clothing store. Just one mile from Newquay's lively centre, Porth offers a refreshing contrast—close enough to enjoy the town's vibrant energy, yet far enough to provide a calm and relaxed atmosphere. It's an ideal location for those looking to enjoy the coastal lifestyle, with the benefit of both tranquillity and accessibility.

Porth Veor Manor offers Luxury Holiday Accommodation just a few minutes from the beach. This villa offers a high standard of accommodation overlooking the heated pool with the advantage of the hotel amenities on your doorstep. Relax by the heated outdoor swimming pool (open April to October), set within beautifully maintained gardens—perfect for soaking up the Cornish sunshine. Unwind with a drink in the welcoming hotel bar, or take in the peaceful surroundings from the elegant glass-fronted conservatory, which overlooks the grounds. Guests can also enjoy dining at Beaucliffes Restaurant, located within the manor house itself. Breakfast is served daily when the hotel is open, offering a relaxed start to your day with freshly prepared options in a charming, coastal setting.

This villa located at pool level offers well proportioned accommodation with a neat welcoming hallway and some useful storage. The open plan living area offers triple aspect windows allowing for a huge amount of natural light. There's ample space for cooking, dining and relaxing after a hard day at the beach! Practically, the well equipped kitchen features a generous range of cupboards with an integrated fridge, freezer, dish washer, oven and gas hob.

The two double bedrooms are bright and spacious, offering built in storage. The largest of the two features a fully tiled en suite bathroom and sliding doors to the terrace.

Off from the hallway, the main bathroom is exceptionally spacious and features a walk-in shower, wc, wash basin and storage cupboard.

This property has gas central heating and upvc double glazed windows.

Whether you're looking to relax by the pool, walk the coast path or enjoy the best of the culinary delights on offer in this area, this villa is a great base to explore the local area with superb facilities to enjoy right of your door step.

#### LEASE INFORMATION

This property is held on a 999 year lease which was new in 2007

Lease charge £2808.00 per annum paid monthly

Only Guide dogs and Service dogs are permitted.

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Kitchen Lounge Diner  
7.01m x 7.01m max (23'0 x 23'0 max)

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Bedroom 1  
3.76m x 3.68m (12'4 x 12'1)

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En Suite  
2.64m x 1.68m (8'8 x 5'6)

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Bedroom 2  
3.76m x 2.95m (12'4 x 9'8)

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Bathroom  
2.82m x 2.24m (9'3 x 7'4)

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#### FLOORPLAN:

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