



E42 – Nare Lodge



## E42 – Nare Lodge

*A rare opportunity to purchase a luxury two storey, three-bedroom holiday lodge at Trewince Manor sitting amidst 26 acres of fully landscaped grounds. Built to top quality specifications and with sliding doors from the open plan living area on to a large decking area, Nare Lodge has three double-sized bedrooms, an open plan kitchen / dining / living room and two bathrooms.*



## Accommodation Summary

**Gross Internal Floor Area:** 897.6 sq ft (83.39 sq m).

### Ground Floor

Entrance Hallway, Open Plan Kitchen, Dining and Living Area, Two Twin Bedrooms, Family Bathroom, Patio Doors to Balcony.

### First Floor

Large Mezzanine Dressing Area with Fitted Wardrobes, Double Bedroom with French Doors opening to the Balcony, Bathroom with Separate Shower Unit.





## Introduction

Escape to the serene surroundings of Nare Lodge, perfectly situated on the East Lawn area of the Trewince Holiday Lodge site. This lodge offers a tranquil retreat in one of the quieter areas, while still being conveniently close to Reception and the site's leisure facilities.

On the market for the first time since it has been released from shared ownership, Nare Lodge features a spacious master bedroom with a luxurious King-size bed, along with two comfortable twin bedrooms, making it ideal for families or groups. Each room is tastefully decorated to create a cosy and relaxing atmosphere, ensuring a comfortable stay for all guests.

One of the standout features of Nare Lodge is its stunning sea views. From the upstairs balcony, you can enjoy breathtaking vistas across the sea towards Gull Rock and Nare Head. This is the perfect spot to unwind, whether you're enjoying your morning coffee or watching the sunset. For added convenience, the lodge offers a dedicated parking space right outside, with easy access to the front door via a couple of steps. This makes unloading and settling in hassle-free.

Nare Lodge is especially recommended for younger families, thanks to its easy access to the Manor House lawn, a great space for outdoor play and picnics. Additionally, the lodge is within close proximity to the on-site leisure facilities, including a swimming pool and games room, ensuring entertainment for guests of all ages.

While the lodge enjoys a peaceful setting, it remains within easy reach of all amenities. A short drive takes you to the charming village of Portscatho, where you can explore local shops, cosy pubs, and stunning coastal walks.





## Trewince Holiday Lodge Site

Set amidst 26 acres of formal grounds and woodland, bordered by creek, guests and owners have the use of the 13m heated indoor swimming pool, spa pool, sauna and gym included in the Service Charge. Within the grounds is a private quay (with boat moorings) (subject to local charges). The Old Shop houses craft workshops and the Weleda spa treatment room is also on site.

The site is within a mile of Towan Beach giving easy access to the South West coast path. An excellent location for holidays, available 12 months of the year. These lodges are not residential and so present a opportunity for holiday ownership.







## Location Summary

(Distances and times are approximate)

St Mawes – 5.75 miles. Truro – 10 miles via car ferry. Falmouth – 15 miles by car ferry. Newquay Airport – 25 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell – 16.5 miles with London Paddington 4 hours by rail. Plymouth – 60 miles. Exeter - 92 miles.

## Portscatho

Portscatho is an attractive, unspoilt coastal village in the outstanding natural beauty of the Roseland Peninsula. It has a small harbour, safe beaches, lovely country and cliff walks, and sailing and other facilities within easy reach. There are sufficient shops for day to day and other needs, a Post Office, 2 pubs and a restaurant. In addition, there is a Church, Doctors' surgery and Squash club. The local primary school is less than half a mile distant.

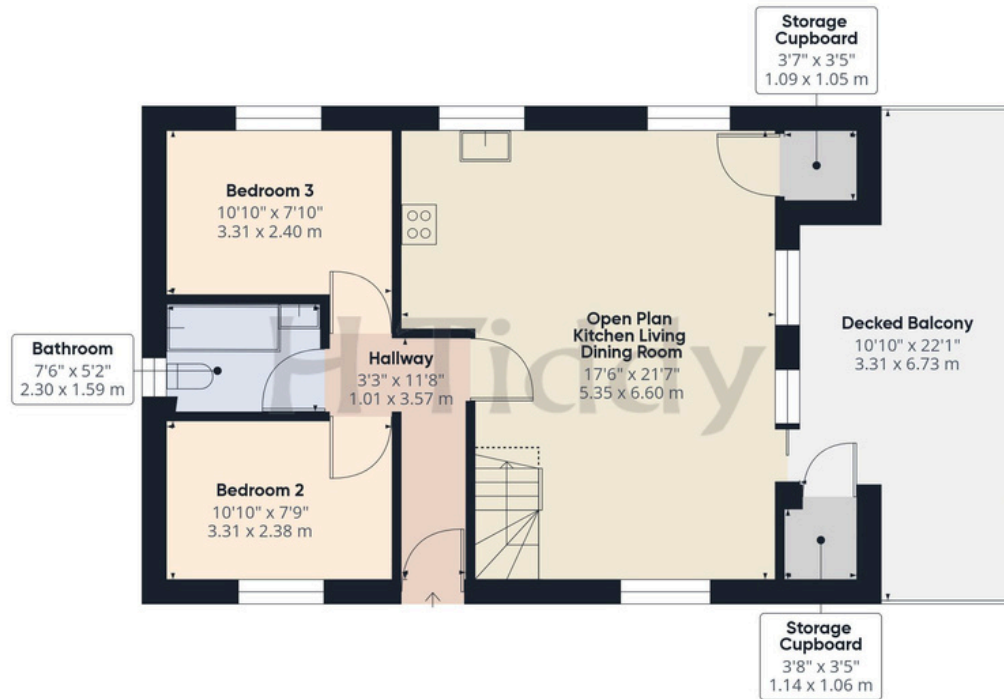
## Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

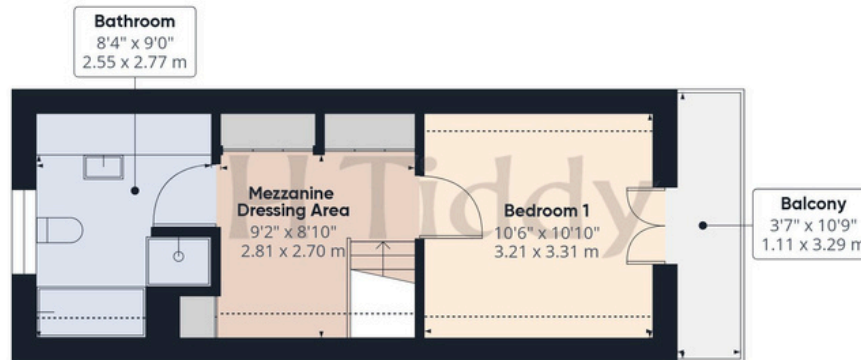
## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock) Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

897.6 ft<sup>2</sup>  
83.39 m<sup>2</sup>

**Balconies and terraces**

246.28 ft<sup>2</sup>  
22.88 m<sup>2</sup>

**Reduced headroom**

45.42 ft<sup>2</sup>  
4.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



## General Information

**Services and Specifications:** Mains electricity. Water, drainage and WIFI are landlord supplied. Double glazed windows and doors.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** C

**Ofcom Mobile Area Coverage Rating:** Likely for Vodaphone, O2, EE and Three.

**Broadband:** WIFI is supplied by Trewince Holiday Lodge Site

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** Leasehold (New 999 year lease to be created upon sale).

**Land Registry Title Number:** TBC.

**Service Charge:** Currently £4,508 per annum (Reviewed every 3 years).

**Water Charges:** Circa £67 per annum.

**Agent Note:** Trewince Holiday Lodge Site is for Holiday use only and must not be used as a primary residence.

**Viewing:** Strictly by appointment with H Tiddy.

## E42 – Nare Lodge

Trewince Manor  
Portscatho  
Truro  
Cornwall  
TR2 5ET

## H Tiddy Estate Agents

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

