



22 Pendower House

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A 3-bedroom duplex apartment with well-presented accommodation arranged over two floors, offering superb countryside views located in the ever-popular over-55's Roseland Parc Retirement Village.



Accommodation Summary

Gross Internal Floor Area: 1,299.42 sq ft (120.72 sq m).

Ground Floor

Entrance Lobby with Stairs Lift to First Floor.

First Floor

Landing with Wide Staircase to Second Floor, Open Plan Living Room, Dining Room, and Kitchen, with Balcony, Double Bedroom, Bathroom, Single Bedroom.

Second Floor

Landing, Primary Bedroom with En-Suite Wet Room.



Introduction

22 Pendower House is spacious three-bedroom, two-storey maisonette, offering an inviting and versatile living space. The property benefits from having its own private front door, opening into an entrance hall complete with a stair-lift for easy access to the first floor.

On the first floor, you'll find a bright and airy open-plan kitchen, living, and dining area. French doors open onto a balcony with a glass balustrade, providing fabulous countryside views - a perfect spot for relaxing or entertaining. This floor also features a generous double bedroom, a further single bedroom with a large built-in cupboard, and a well-appointed bathroom.

A staircase leads to the second floor, where a very spacious primary bedroom awaits. This room boasts an en-suite wet room and ample eaves storage, offering both comfort and practicality.

This home combines thoughtful design with stunning views, making it an ideal choice for those seeking a blend of space, style, and convenience.



Roseland Parc

Roseland Parc is a vibrant retirement village for the over 55s, offering a wide range of hotel-style amenities set within stunning grounds and gardens, complete with charming water features. The village boasts excellent on-site parking facilities for residents and visitors alike. A variety of activities are organised throughout the week, providing ample opportunities to socialise and stay active. The on-site restaurant is the perfect place to catch up with friends over a meal and for the energetic resident there is a swimming pool and gym. Located in the heart of Tregony, residents enjoy easy relatively level access to local village amenities, while the village's position at the gateway to the picturesque Roseland Peninsula means there are numerous scenic walks right on the doorstep.







Location Summary

(Distances and times are approximate)

St Mawes: 10 miles. Cathedral City of Truro : 8 miles. Falmouth : 18.5 miles. Newquay Airport : 17.5 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell : 8 miles with London Paddington 4 hours by rail. Plymouth : 47 miles. Exeter : 86 miles.

Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent senior and junior schools, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, Probus and St Mawes.

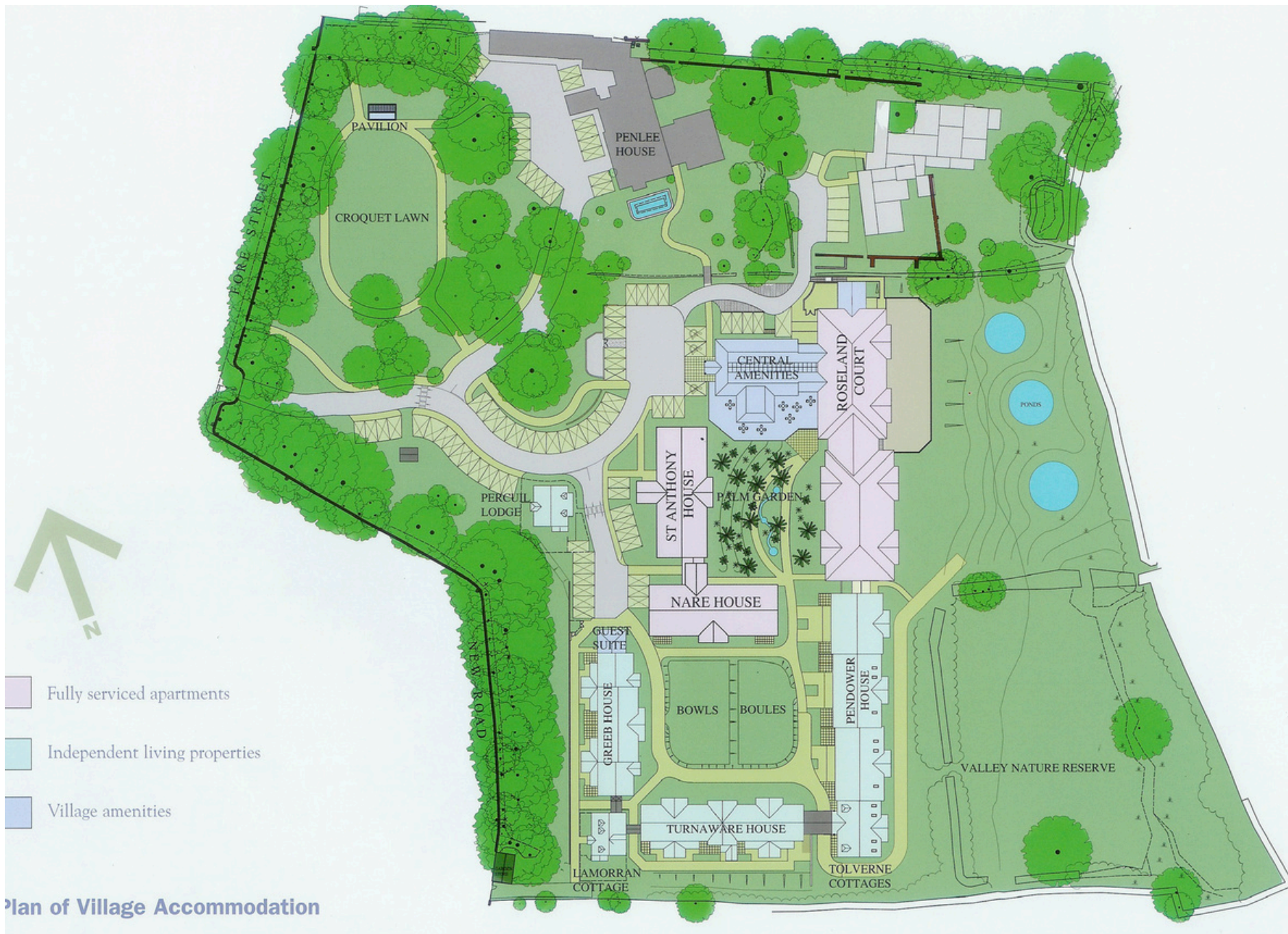
Cornwall

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 Truliske). 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.

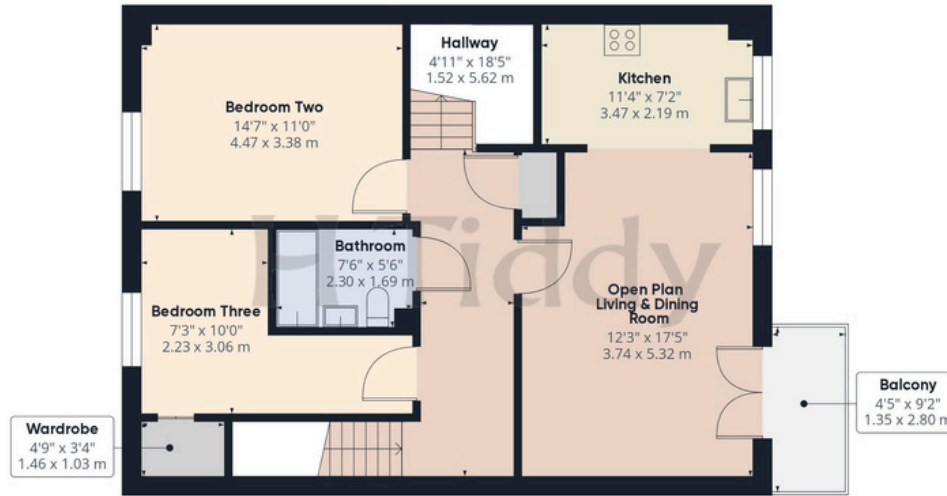
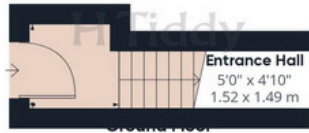
Fine Dining Restaurants

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.

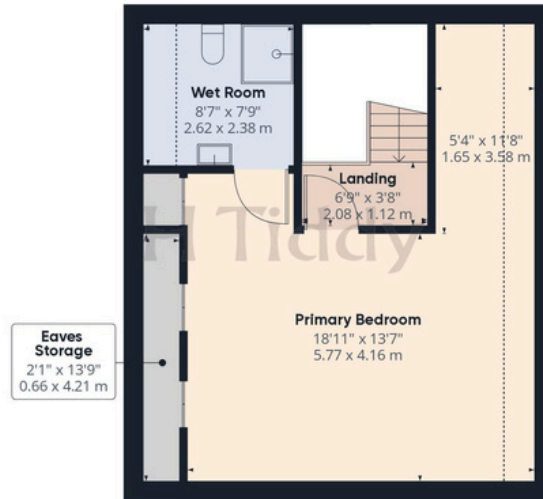




Plan of Village Accommodation



Floor 1



Floor 2

Approximate total area⁽¹⁾

1299.42 ft²
120.72 m²

Balconies and terraces

40.36 ft²
3.75 m²

Reduced headroom

88.37 ft²
8.21 m²

(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.

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General Information

Services and Specifications: Mains water, electricity and drainage. Double glazed windows and doors.

Energy Performance Certificate Rating: D

Council Tax Band: D

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

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

Tenure: Leasehold (125 years from 1st January 2006).

Land Registry Title Number: CL242607.

Ground Rent: £10 per annum

Service Charge: Currently £7,506 per annum. This covers maintenance, administration, emergency response staff, rates, buildings insurance etc.

Living Options: Roseland Parc offers the residents the choice of a fully serviced option called the 'Lifestyle Package' covering all meals, welfare checks, housekeeping and a laundry service. These services can either be purchased all together or individually.

Viewing: Strictly by appointment with H Tiddy.

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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'.

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