



6 Trenarren House

Carlyon Bay



6, Trenarren House, 85 Sea Road, Carlyon Bay, PL25 3SQ

Trenarren House is a landmark new development of luxurious apartments enjoying sensational south facing and panoramic sea views. Completed in late 2022, this outstanding scheme comprises only six exemplary apartments and is positioned within level grounds just moments from the coast path and golf club. Apartment 6, one of the two penthouses, is the final unit to be made available.



Distances

Carlyon Bay Golf Club – 350 yards; Carlyon Bay beach – 0.5; Charlestown – 1.5; Duporth beach – 2; Porthpean beach – 3; Eden Project – 3; St Austell (mainline rail) -3.5; Mevagissey – 6.5; Fowey – 6.5; Lostwithiel – 7; Lost Gardens of Heligan – 8.5; Lanhydrock (A30) – 9.5; Cornwall Airport – 16.5; Truro – 16.5; (All distances are approximate and in miles)

The location

Trenarren House is situated along Sea Road in Carlyon Bay, one of Cornwall's most highly regarded addresses. With uninterrupted sea views and a south facing position, this prestigious and high quality new development enjoys a location that is hugely convenient for the nearby golf course, Carlyon Bay Hotel, coast path, beach and mainline rail to Paddington Station (situated in the nearby town of St Austell).

The historic and picturesque harbourside village of Charlestown, a lead setting in BBC's Poldark, is just over a mile away (walkable via the coast path) and the beaches of Duporth, Porthpean and Pentewan are all within a very short drive. The world-class and award-winning attraction, The Eden Project, is located to the north of St Austell with The Lost Gardens of Heligan situated to the west of the town.

Just six miles or so along the coast is the beautifully timeless waterside town of Fowey with its wonderful atmosphere, popular sailing, watersports, and fascinating history, all complemented by an eclectic array of boutiques and restaurants.

The property

- Completed late 2022
- The last of six to be sold
- Mesmerising sea views from the living room, master bedroom and private balcony
- Impressive main entrance with statement staircase
- Elevator access
- Stunning open plan living room / kitchen with feature skylight (with lighting track)
- High quality fitted German kitchen (Nobilia) with quartz tops and Siemens appliances: (dishwasher, oven, induction hob (with concealed extractor), combination oven / microwave, fridge, freezer)
- Separate utility room
- WC / cloakroom
- Three double bedrooms (master with en suite shower room with motion sensor lighting)
- Family bathroom with motion sensor lighting
- Bathroom fittings by Vado, Grohe and Duravit. Porcelanosa flooring.





For people looking for a stunning apartment within a development that stands out from the crowd, 6 Trenarren House will make a perfect home or investment.

Parking & outside space

- Electric entrance gates
- Two allocated parking spaces
- Individual lockable store
- Landscaped gardens, including communal sitting out area and lawn
- Electric car charging (private, metered to the apartment)

Tenure, services and general information

Leasehold. 999 years with share of freehold.

£1,872 per annum for maintenance of communal areas, grounds maintenance, window cleaning, gutter clearance, elevator maintenance, lights and electricity in communal areas, maintenance of GSHP and contribution towards building insurance. No ground rent payable.

Holiday letting, short term letting and full-time occupancy permitted. Owner's pets allowed.

Mains electricity, water and drainage. Ground source heat pump (Kensa. App-enabled). Underfloor heating. Heatmiser (app-enabled) zoned system.

Video entry phone (app-enabled)

10-year building warranty (ICW)

What 3 Words

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Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Importance Notice

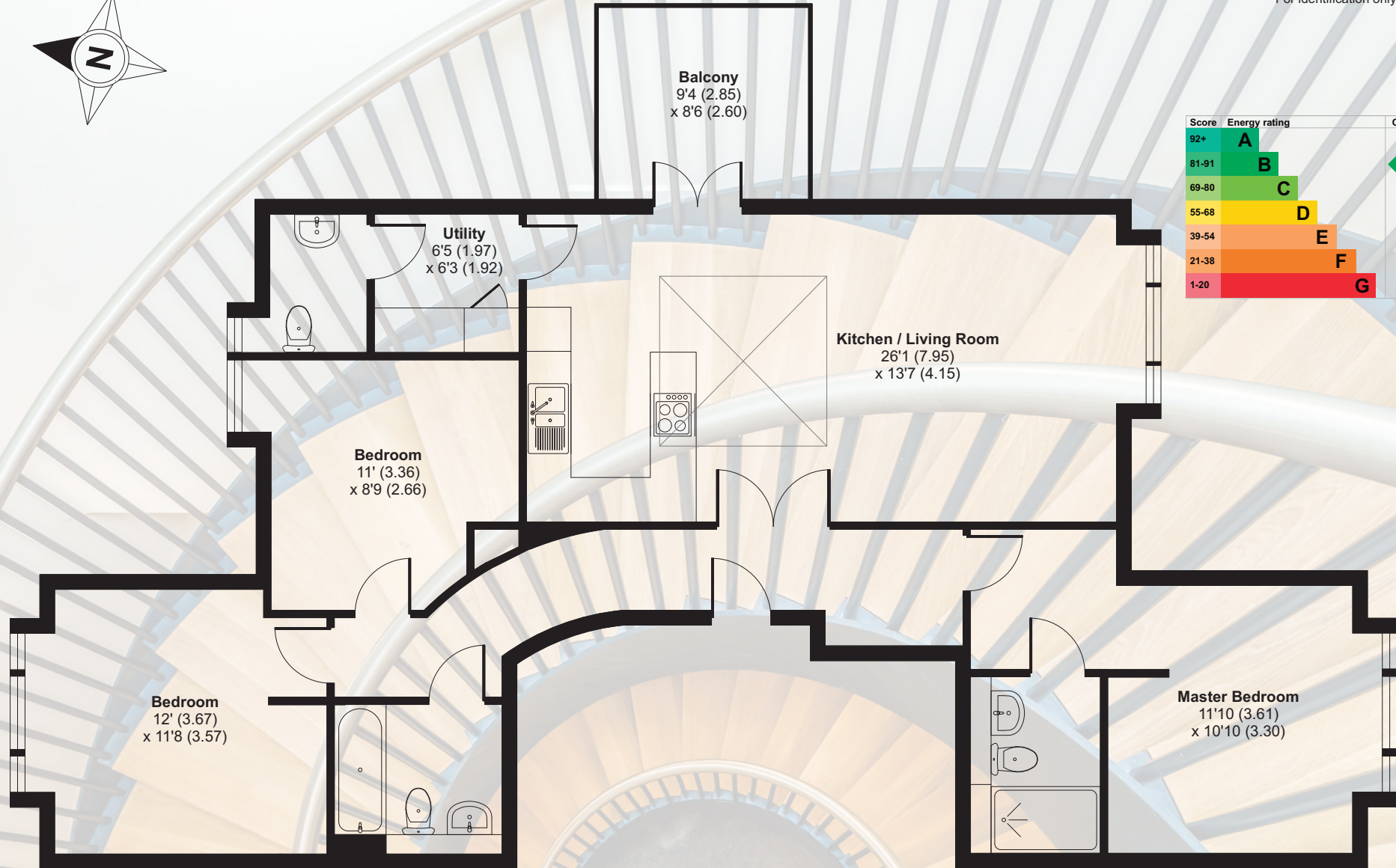
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Main House = 1118 sq ft / 104 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOP FLOOR PENTHOUSE



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