



# Trenarren House

Carlyon Bay





# Apartments 1-6

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. Currently under construction with completion estimated for August 2022, these incredible new homes will feature six exemplary apartments, each with three bedrooms, spacious open plan living, underfloor heating and balconies / terracing, all set within level grounds just moments from the coast path and golf club.*

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)



## **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 nearby town of St Austell (mainline to London Paddington).

The historic and picturesque harbourside village of Charlestown, a lead setting in BBC's Poldark, is just over a mile away 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 being found 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 and watersports, and fascinating history, all complemented by an eclectic array of boutiques and restaurants.

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

## The Apartments

- Six new luxury apartments with completion estimated for August 2022
- Mesmerising panoramic sea views from Gribbin Head around to Black Head (the Trenarren cliffs)
- Three storeys with two apartments on each floor
- Impressive main entrance with statement staircase
- Elevator access
- Stunning open plan living area with kitchen / dining space
- Separate utility room with wet room
- Three double bedrooms (master with en suite bathroom)
- Family bathroom
- High quality fitted kitchen with quartz tops and NEFF\* appliances (dishwasher, oven, induction hob, combination oven / microwave, extraction)

\* or similar

## Parking, Outbuildings, Outside Space & Grounds

- Electric entrance gates
- Two parking spaces per apartment (carports TBC)
- Individual lockable stores

- Landscaped gardens, including communal sitting out area, pond and lawn
- Private terraces for apartments 1 & 2, private balconies for apartments 3, 4, 5 & 6
- Electric car charging

## Services, tenure and general information

- 999-year lease with share of freehold, approximately £2,000 per year per apartment (TBC)
- Holiday letting, short term letting and full-time occupancy permitted
- Owner's pets allowed
- Renewables: ground source heat pump
- Underfloor heating
- 10-year building warranty

**What 3 Words** ///deputy.tram.ambition

## Configuration

1 & 2: ground floor (garden apartments)

3 & 4: first floor

5 & 6: second floor (penthouses)

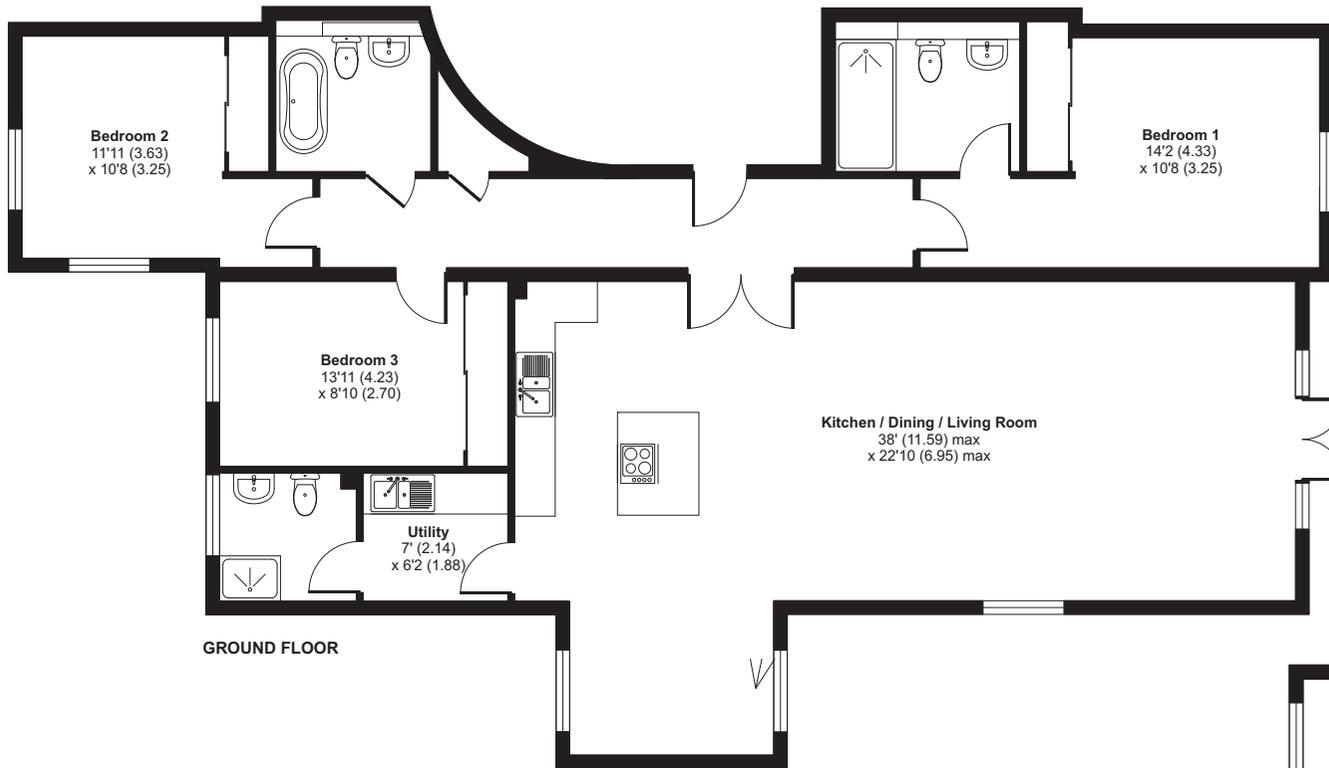
**Prices on application**



# 1, Trenarren House

1500 sq ft / 139 sq m

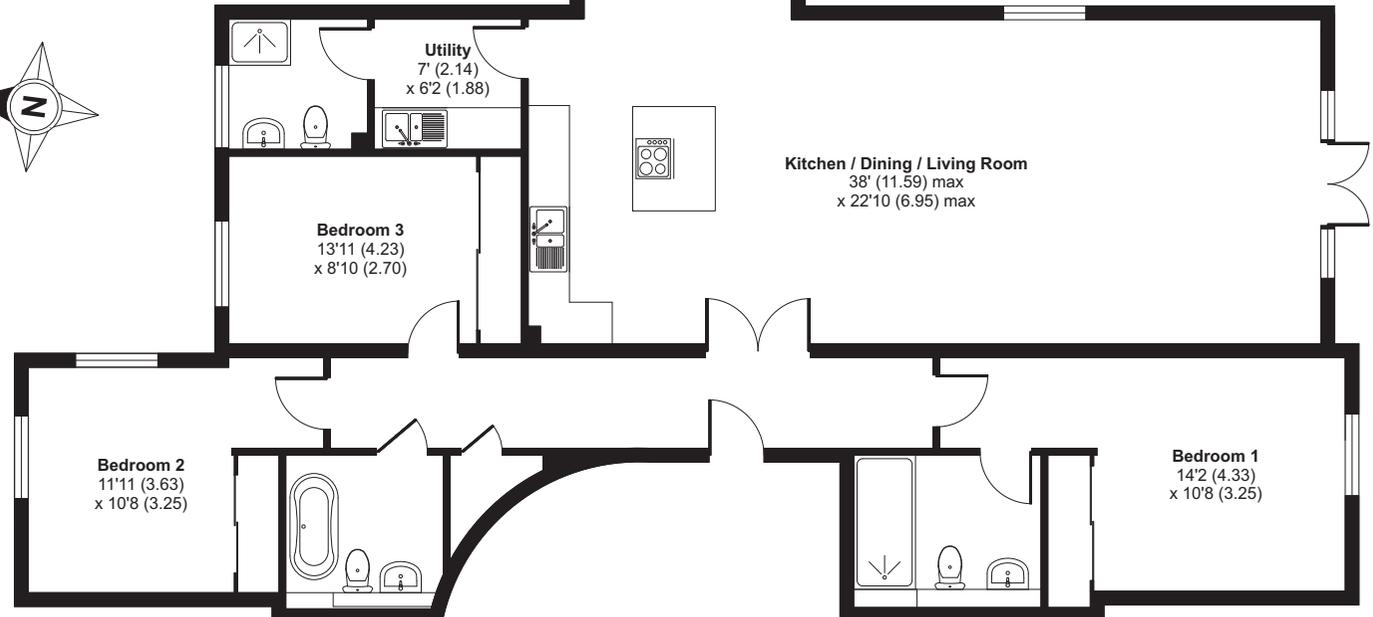
For identification only - Not to scale



# 2, Trenarren House

1500 sq ft / 139 sq m

For identification only - Not to scale



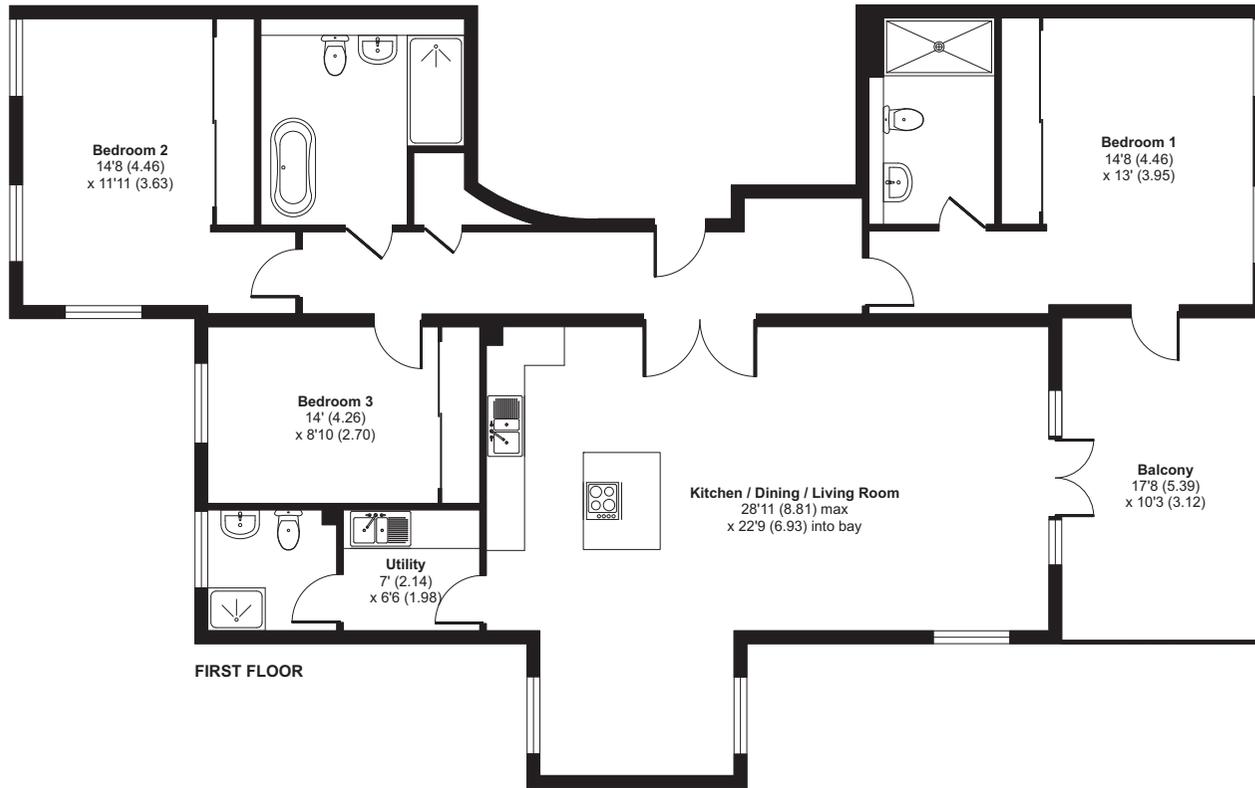
GROUND FLOOR



### 3, Trenarren House

1505 sq ft / 139.8 sq m

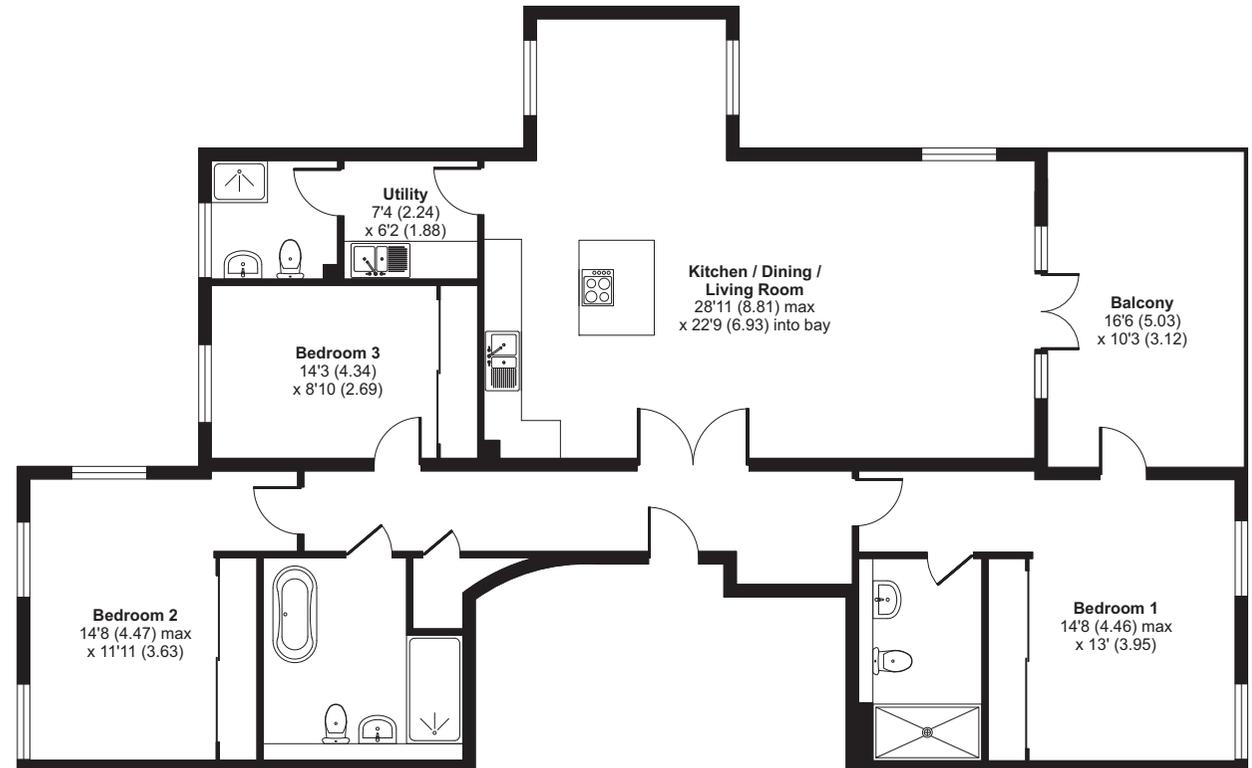
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### 4, Trenarren House

1505 sq ft / 139.8 sq m

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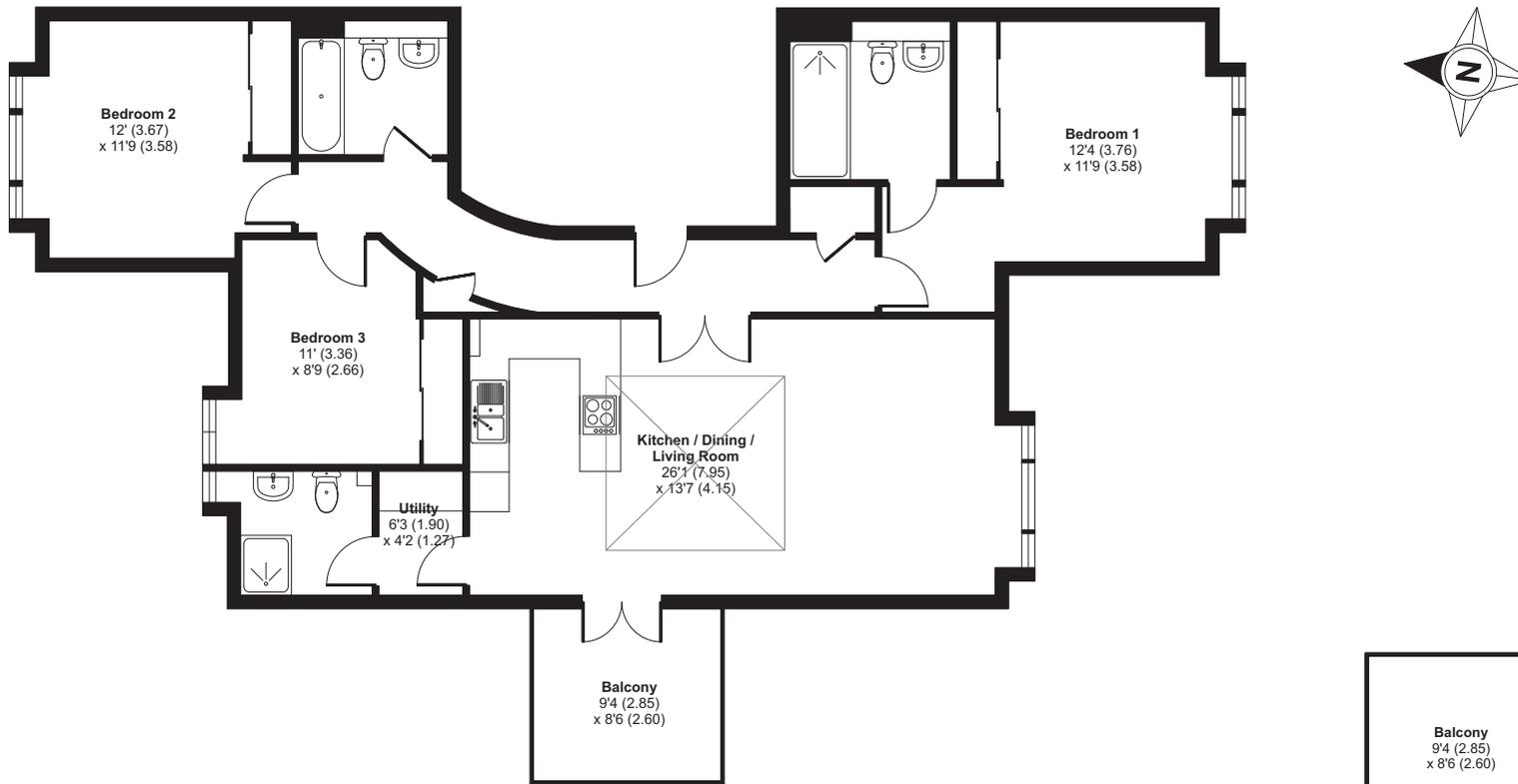


FIRST FLOOR

# 5, Trenarren House

1149 sq ft / 107 sq m

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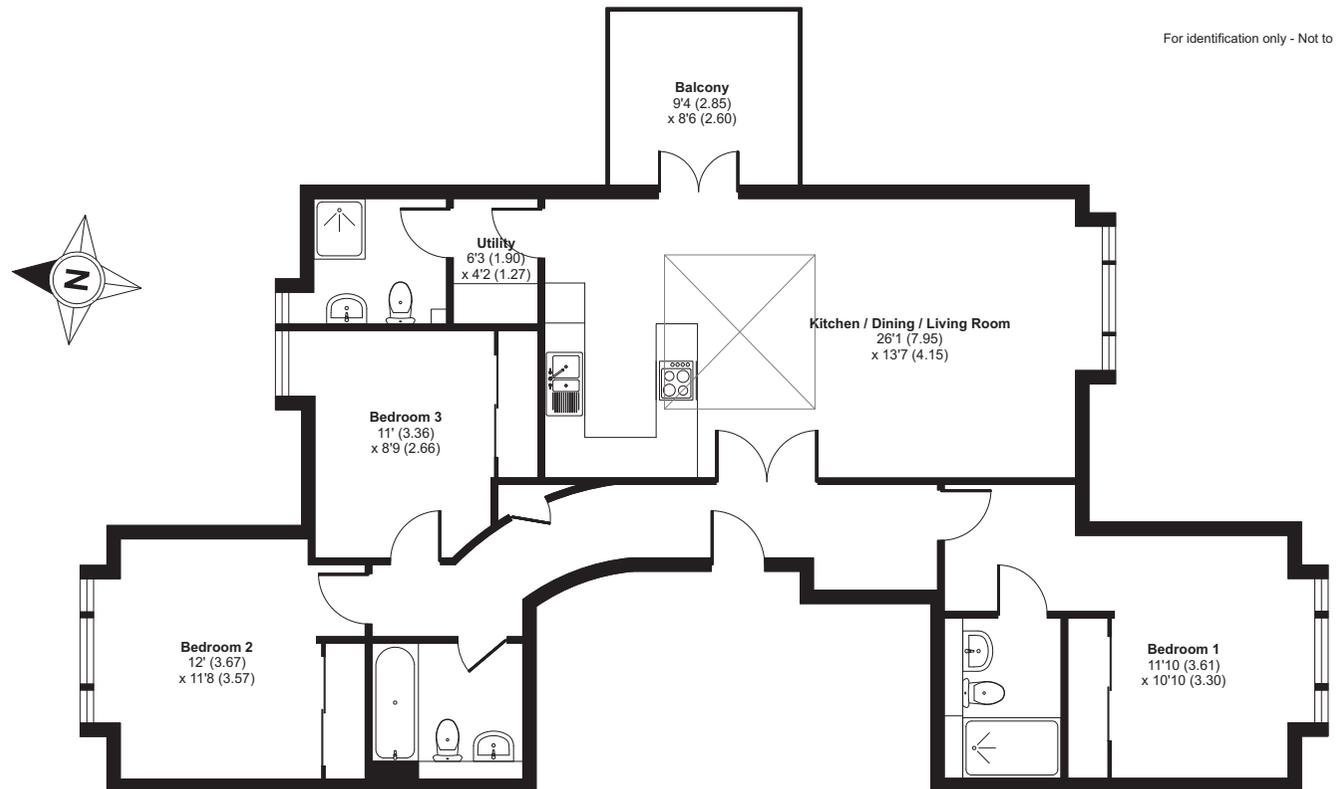


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# 6, Trenarren House

1118 sq ft / 104 sq m

For identification only - Not to scale



SECOND FLOOR



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Landscaping Plan

1 : 200 0 5m



#### PHOTOGRAPHS

Please note that the images shown are CGIs (computer generated images) and intended to be indicative only. Every effort has been made to ensure these are as realistic as possible but all finishes shown are subject to change.

#### FIXTURES AND 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.

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