



## 3 Pendra Loweth, Mean Valley

Guide Price £149,500 Leasehold with share of freehold

An immaculate two bedroom investment or holiday home in a prime position, set within the favoured first phase of this glorious 16 acre wooded valley holiday village. Excellent site facilities and good access links to Falmouth and beaches at Swanpool and Maenporth. NO ONWARD CHAIN.

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## THE LOCATION

Pendra Loweth is a hidden gem, nestling in around 16 acres of south facing, wooded valley with trout stream running through the development along with guest allocated parking. This beautifully conceived collection of holiday homes lies in a natural and peaceful rural oasis, just two miles from Falmouth Bay and coast and the stunning sandy beaches of Swanpool and Maenporth. Falmouth town is nearby and offers a good range of independent shops along with the more recognised high street multiples and an array of excellent restaurants and cafes. The Cathedral city of Truro is approximately 9 miles distant being the main centre in Cornwall for business and commerce.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

## THE PROPERTY

The property is located in what was the first phase of the development in a corner position set amongst delightful gardens with an abundance of trees, stream and access to many on-site facilities. The streamside location is delightful with terraces to front and rear to enjoy summer sunshine for much of the day. Accommodation is immaculately presented throughout with two bedrooms and bathroom upstairs and a cloakroom/WC and the inviting triple aspect sociable open plan living room and kitchen to the ground floor. The kitchen boasts a range of integrated appliances and works well together with the oak wood flooring. A stable door from the living area provides access to the rear paved patio with borders boasting a number of shrubs along with trellising, a gateway gives access to the second patio with shaped lawn. The communal pathway takes you through the development with its natural stream and numerous sitting and picnicking areas. On-site facilities include bar/restaurant, gymnasium, plunge pool, spa, sauna and sporting courts.



- Impeccably presented & equipped
- 2 Bedrooms & 2 WCs
- Valley setting, 2 miles from Falmouth town & 1 mile to Swanpool & Maenporth beaches
- Situated within 16 acres of well-tended gardens and on-site facilities
- Lovely open plan living space with solid oak flooring: kitchen with built-in quality appliances
- Upgraded pressurised hot water system & dimplex heater
- Recently upgraded double glazed windows & external doors
- Designated parking space
- Holiday let projections available upon request

#### **ACCOMMODATION IN DETAIL**

##### **(ALL MEASUREMENTS ARE APPROXIMATE)**

Paved steps lead from the parking area to a UPVC half glazed front door, providing access to...

#### **ENTRANCE HALL**

Double glazed window to side elevation, UPVC composite door to exterior, oak wood flooring extending into the living area.

#### **CLOAKROOM/WC 5' 7" x 4' 5" (1.70m x 1.35m)**

A generous space with white WC and hand basin with splashback. Obscure double glazed window to the front, ceiling spotlights, vinyl flooring and extractor fan.

#### **OPEN PLAN LIVING AREA 17' 7" x 16' 8" (5.36m x 5.08m)**

A triple aspect and beautifully presented living area, providing plenty of light and the main social hub of this cottage. The modern kitchen offers a stylish and quality finish featuring built-in appliances including a fridge freezer, new oven, electric hob and dishwasher. A circular stainless sink with a double glazed window facing the front and wood effect worktops. Barn door-style access.





## FIRST FLOOR

### LANDING

Double glazed window providing plenty of light. Built-in storage cupboard with plumbing for washing machine. Access to partially boarded loft with retractable ladder.

### BEDROOM ONE

11' 1" x 9' 9" (3.38m x 2.97m)

A bright double bedroom with double glazed window enjoying a pleasant and lightly wooded outlook to the rear.

### BEDROOM TWO

8' 3" x 7' 8" (2.51m x 2.34m)

Another bright room with a double glazed window facing the rear. Current bedroom used for bunk beds with the lower bed providing a double size.

### FAMILY BATHROOM

8' 5" x 5' 2" (2.57m x 1.57m)

A white three-piece suite comprising panelled bath with mains shower over and rainfall fixing, fully tiled surround and screening, wash basin, tiled splashback and WC. Obscure double glazed window with blinds facing the front, towel radiator, vinyl flooring and extractor fan.







### **REAR GARDEN**

Exterior as previously mentioned to the rear of the property is a delightful, Southerly facing paved patio with a range of shrubs trellising and an ideal spot for bbq's and outside dining. From the rear paved patio is access to the allocated parking space for number 3. A pedestrian gate provides access to the side of the property with a further paved patio area and situated nearby to the stream.

### **ALLOCATED PARKING**

An allocated parking space for number 3.

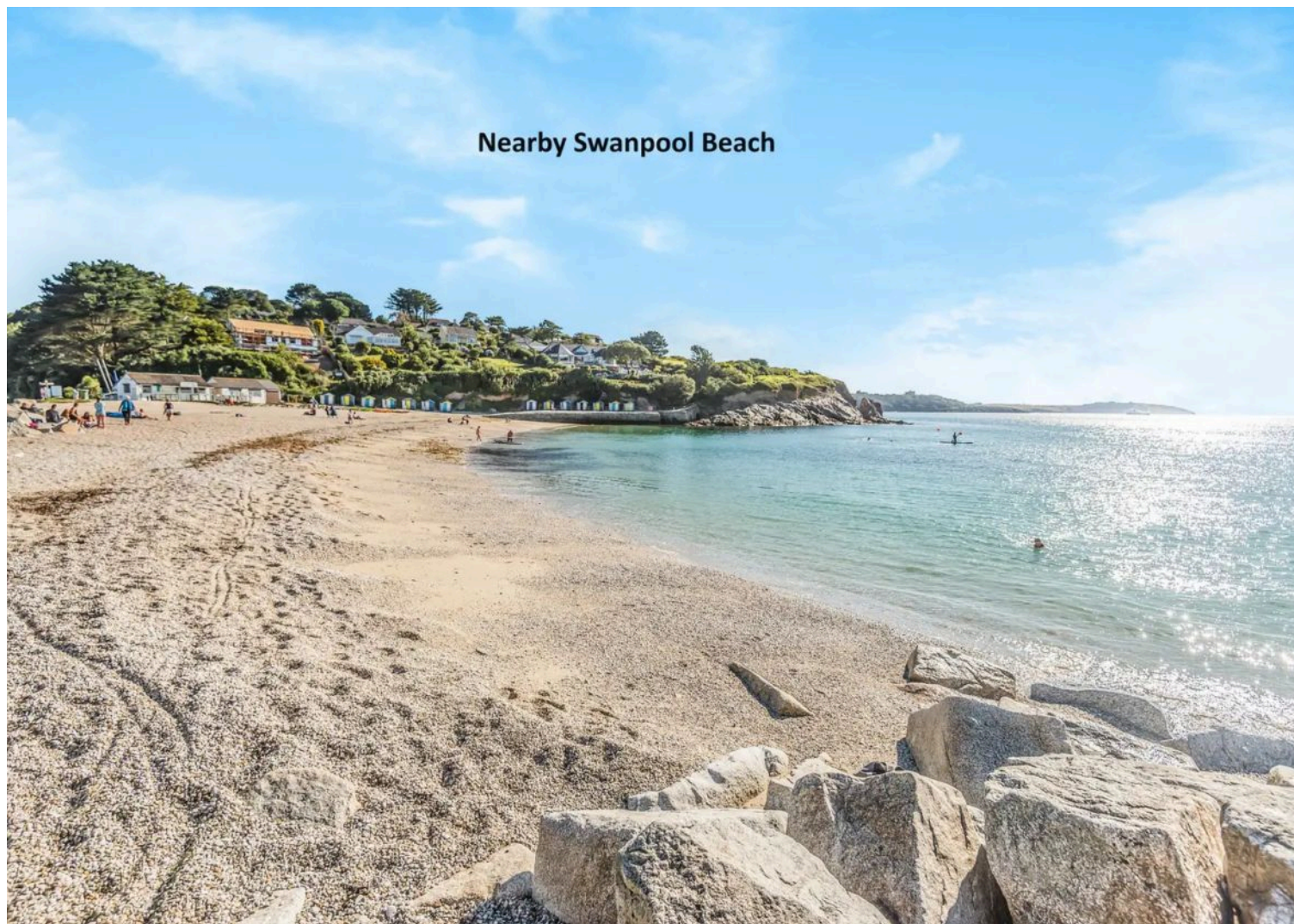
### **TENURE**

Leasehold. The remainder of a 999 year lease commenced 25 July 2000. The current service charge for 2024 is £3350.18 pa inclusive of VAT. The service charge is a contribution towards the upkeep of the 16 acres of grounds, all the facilities and the buildings insurance for the cottage. The freehold of Pendra Loweth is owned by a management company. The only shareholders are Pendra Loweth leaseholders and the annual budget and service charge is reviewed each year and presented to owners before Being agreed for the following year. This house will be sold with the current owner's share and the ground rent charge for number 3 will be a peppercorn ground rent. The use of these properties are as a second home or holiday let investment only. Not for permanent residence or assured shorthold tenancies (AST).

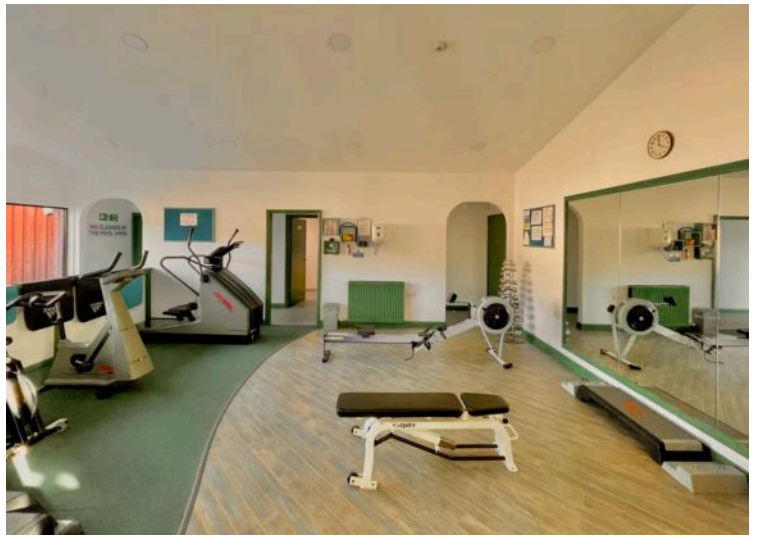




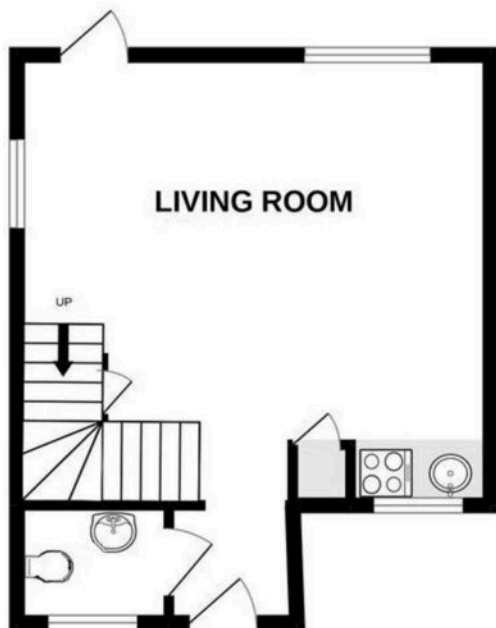
Nearby Swanpool Beach







GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## THE INVESTMENT

Pendra Loweth is an established year-round holiday destination and former Britain in Bloom winner with several accolades. The development and its properties have many glowing 'online' Trip Advisor reviews. Owners are free to use their property however they wish; as a private holiday home, a holiday letting business or combination of the two. Site facilities are excellent and include a gym, all weather tennis courts, restaurant and bar, laundrette, jacuzzi and plunge pool as well as an enclosed children's play area, a children's soft play area and a further children's nature play area.

Link to Pendra Loweth facilities: <https://www.pendralowethfalmouth.co.uk/facilities>

Holiday let projections available upon request

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