



Dodman View

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Set within the picturesque 26-acre grounds of Trewince Manor, this detached holiday lodge enjoys one of the most enviable positions in the area. With sweeping views of Gerrans Bay, Nare Head, and, on clear days, stretching as far as Dodman Point, the property offers a rare blend of tranquility and natural beauty. Close to the iconic St Anthony's Lighthouse, this spacious lodge features three well-proportioned bedrooms, two bathrooms, and an open-plan kitchen, living, and dining room. The living area opens onto a large decked patio, perfect for outdoor dining while taking in the panoramic views. This lodge is the ideal getaway or investment opportunity in a stunning coastal location.



Accommodation Summary

Gross Internal Floor Area: 909.77 sq ft (84.52 sq m)

Ground Floor

Entrance Hall, Open Plan Kitchen, Living Dining Room, Two Twin Bedrooms, Family Bathroom, Patio Doors to Balcony.

First Floor

Large Landing / Dressing Area with Fitted Wardrobes, Double Bedroom with French doors to the Balcony, Bathroom with Separate Shower Cubicle.



Description

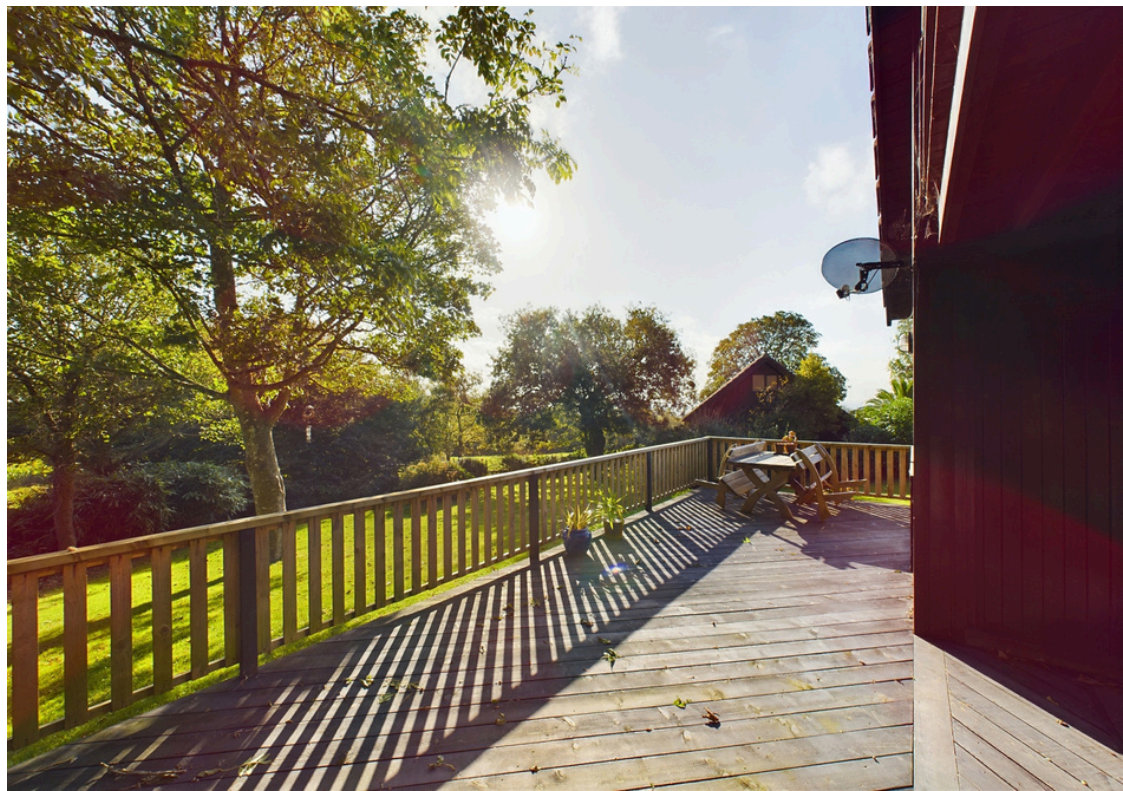
Nestled in the heart of the Roseland Peninsula, this charming lodge offers a tranquil escape with breathtaking views of the countryside, coast, and sea. Light, airy, and beautifully presented, the lodge features a spacious living area that opens onto a generous 33ft decked patio, perfect for outdoor dining or simply relaxing in peaceful seclusion. The first-floor primary bedroom boasts a covered balcony, offering additional panoramic views that make this property truly special.

The lodge comes with a range of exceptional amenities, making it an excellent investment opportunity for holiday rentals or personal use. Enjoy woodland walks right on your doorstep, providing a serene connection to nature. For relaxation and leisure, residents have access to an indoor swimming pool, sauna, spa pool, and a well-equipped gym, ensuring comfort and wellness all year round.

For those with a love of the water, the lodge also offers the convenience of a slipway and boat mooring (available at a separate charge), ideal for exploring the stunning coastal surroundings.

Key Features:

- Spacious and well-maintained lodge with light and airy interiors.
- 21ft decked patio area and a private balcony off the master bedroom.
- Stunning countryside, coast, and sea views across the Roseland Peninsula.
- Access to an indoor swimming pool, sauna, spa pool, and gym.
- Scenic woodland walks within easy reach.
- Slipway and boat mooring available (additional charge).
- Perfect for holiday rentals or personal use.



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 charges).

Additionally, the estate houses The Old Shop, which offers craft workshops, along with the on-site Weleda spa treatment room for indulgent relaxation.

Located less than a mile from Towan Beach, the site provides easy access to the renowned South West Coast Path, making it a prime destination for nature lovers and coastal explorers. Open year-round, these lodges offer an excellent opportunity for holiday ownership, though they are not residential, ensuring a peaceful, vacation-focused community.







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.

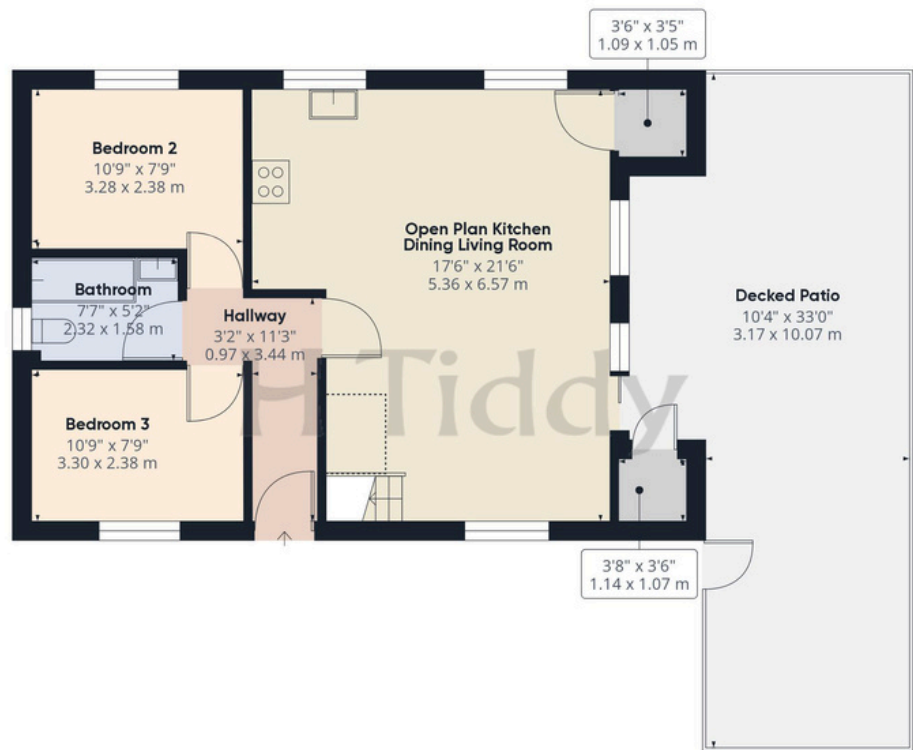
Cornwall

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⁽¹⁾

909.77 ft²
84.52 m²

Balconies and terraces

444.33 ft²
41.28 m²

Reduced headroom

56.19 ft²
5.22 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.

GIRAFFE 360

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: B

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone and 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 (999 years from 1991).

Land Registry Title Number: TBC.

Service Charge: Currently £3,934 (inc ground rent) 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.

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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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