



1 Pendower Court

H Tiddy

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This exceptional two-bedroom front-line coastal apartment occupies a commanding position overlooking Pendower Beach, enjoying uninterrupted 'grandstand' views across Gerrans Bay. Offering beautifully presented accommodation, together with the rare advantage of private steps to the beach, allocated parking and a garage, the property provides a highly desirable and exclusive coastal home.



Accommodation Summary

Gross Internal Floor Area: 1,036 sq ft (96 sq m).

Ground Floor

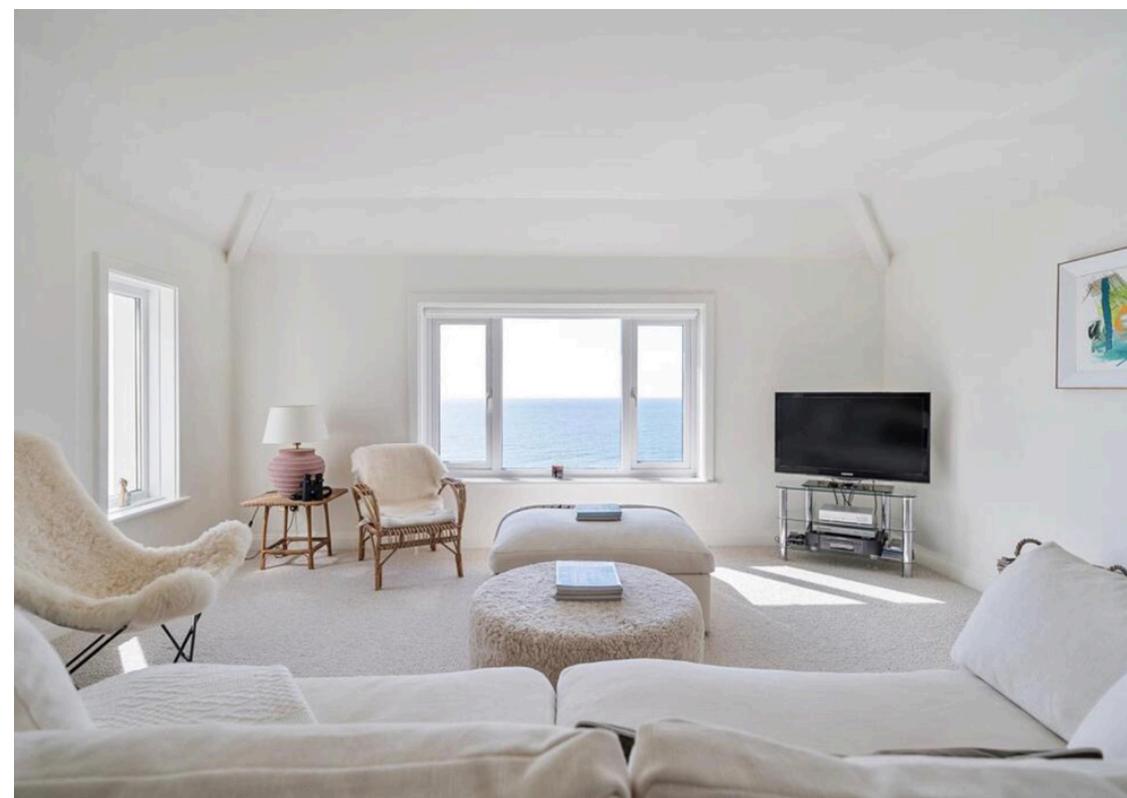
Communal Entrance Hall, Stairs to Upper Floor.

Second Floor

Entrance Hall, Sitting Room/Dining Room, Kitchen/Breakfast Room, Bedroom One (En-Suite), Bedroom Two, Bathroom.

Outside

Extensive Communal Grounds (approx. 2.75 acres), Private Steps to Beach, Allocated Parking Space, Garage, Visitor Parking.



Description

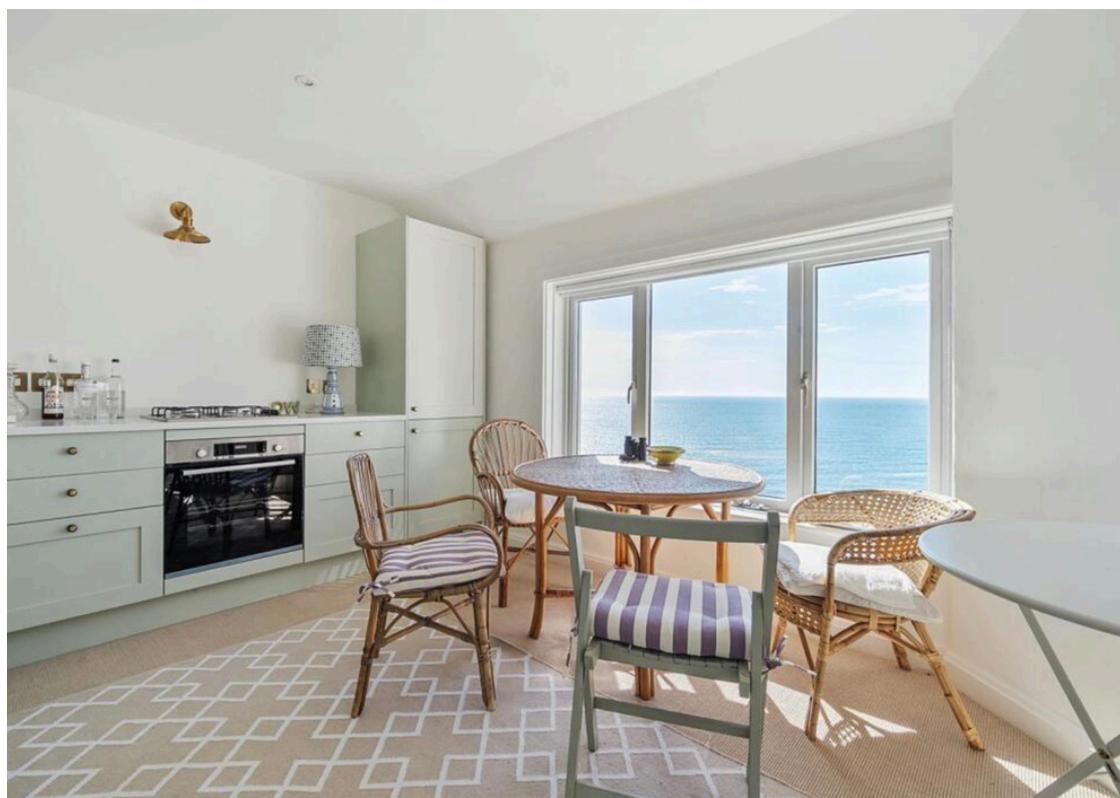
Occupying a prime front-line position at Pendower Beach, 1 Pendower Court is a particularly impressive coastal apartment offering well-balanced and beautifully presented accommodation, together with truly outstanding panoramic sea views.

The apartment is approached via a communal entrance hall with stairs rising to the upper floor. Upon entering, the sense of light and space is immediately apparent, with the principal rooms carefully arranged to take full advantage of the exceptional outlook. The sitting room/dining room is a generous and inviting space, featuring large picture windows framing uninterrupted views across Gerrans Bay and the surrounding coastline.

Adjoining this is a well-proportioned kitchen/breakfast room, also enjoying direct sea views, providing an ideal setting for both everyday living and entertaining.

To the rear of the apartment are two comfortable bedrooms, including a principal bedroom with en-suite facilities, together with a separate bathroom. These rooms benefit from a pleasant outlook over the communal gardens, offering a more private and sheltered aspect.

The apartment combines an exceptional coastal setting with practical, thoughtfully arranged accommodation and forms part of an exclusive development of just seven apartments within this striking building. It should be noted that whilst the property may be used as a main residence or second home, holiday letting is not permitted.





Outside

Pendower Court is set within beautifully maintained communal grounds extending to approximately 2.75 acres and is approached via a long private driveway bordered by established trees, shrubs and areas of lawn, creating an attractive and secluded setting.

At the head of the driveway is a block of garages, with one allocated to the apartment, together with an additional designated parking space adjacent to the main building. Visitor parking is also available.

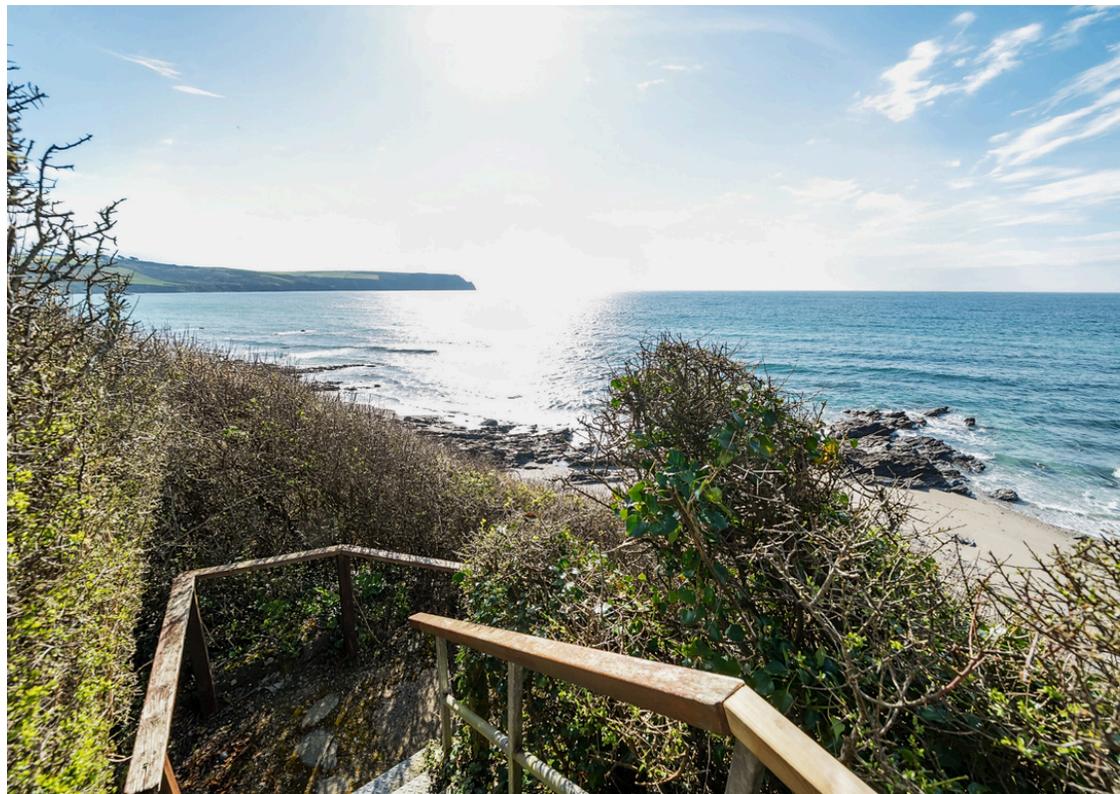
To the front of the building is a broad expanse of gently sloping lawn, from where a flight of steps descends directly to the beach, providing immediate access to the coastline.

Just 120 yards away is the renowned Pendower Farm Shop, a much-loved local gem specialising in freshly caught fish and shellfish, together with an excellent selection of locally reared meats and seasonal farm and garden produce, all reflecting the very best of the Roseland Peninsula.



Summary

1 Pendower Court represents a rare opportunity to acquire a front-line coastal apartment in one of the Roseland Peninsula's most sought-after locations. With uninterrupted sea views, direct access to the beach, extensive communal grounds and beautifully presented accommodation throughout, the property offers an exceptional lifestyle opportunity in a truly outstanding coastal setting.





Location Summary

(Distances and times are approximate)

Pendower Beach: 350 yards. Veryan: 2.5 miles. King Harry Ferry: 5 miles. Tregony: 5.3 miles. St Mawes: 6.3 miles (Falmouth 20 minutes by foot ferry). Truro: 13 miles. St Austell: 14 miles (London Paddington 4 hours by direct rail). Cornwall Airport Newquay: 21.5 miles (regular daily flights to London).

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 connections to other UK regional airports and a number of European destinations.

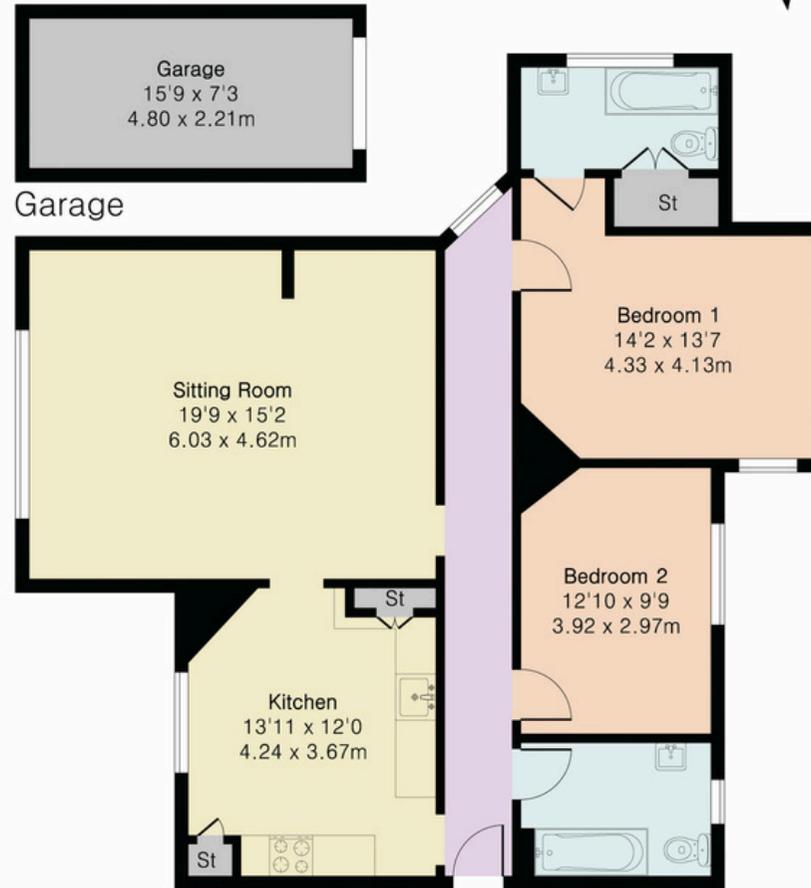
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Adam Handling (Newquay) and Paul Ainsworth (Padstow and Rock). On the Roseland is Guy Owen at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



**Approximate Gross Internal Area 1036 sq ft - 96 sq m
(Excluding Garage)**

Garage Area 114 sq ft - 11 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



General Information

Services: Mains water, electricity and drainage. LPG heating.

Energy Performance Certificate Rating: C

Council Tax Band: F

Tenure: Leasehold (999 year lease from 1999).

Viewing: Strictly by appointment with H Tiddy.

Key Facts for Buyers

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