

Trewince Manor

Holiday Lodges



The Roseland Peninsula

a world away from your usual holiday

Widely recognized as one of the most picturesque and unspoilt areas of Cornwall, the Roseland Peninsula is a captivating blend of beautiful countryside, stunning coastal scenery and idyllic river estuaries.

Designated an Area of Outstanding Natural Beauty, the Roseland has long been a well kept secret for those who seek an escape from the pressures of everyday life. The picturesque south facing harbour village of St Mawes on the eastern side of the Fal Estuary remains one of Cornwall's most desirable and exclusive destinations. Centred around its small stone harbour it has its own beaches, sailing club, castle and handful of good pubs and restaurants including of course Olga Polizzi's Hotel Tresanton, which continues to lure the rich and famous. There is a regular passenger ferry from the harbour to the town of Falmouth and also in the summer months to Place House across the Percuil River.

Within walking distance of Trewince are the nearby villages of Gerrans and Portscatho. Each possesses an individual charm and both are steeped in history. Portscatho lies in the corner of Gerrans Bay and is still an active fishing village with delightful sandy beaches. The villages boast a wide range of local facilities including shops, restaurants and public houses.

A short drive will take you to a delightful selection of superb family beaches with numerous sandy coves including Towan, Porthcurnick

and Pendower. There is also excellent walking with miles of footpaths along picturesque riverbanks and cliff tops, through beautiful woods and across secluded sandy coves and beaches.



Water sports enthusiasts will not be disappointed with nearby centres offering sailing, wind surfing, diving and water skiing in some of the finest inshore day sailing waters in the country. Trewince Manor itself benefits from its own private slipway with moorings whilst nearby Percuil Boatyard offers a public slipway and mooring facilities (subject to availability). From here, direct access is afforded via the Percuil River out onto the Carrick Roads.

Other notable local attractions include the world renowned Eden Project and intriguing Lost Gardens of Heligan.



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Trewince Manor

the secret Cornwall you have been looking for

Believed to have been constructed in the mid-eighteenth century and extended in Victorian times, Trewince Manor is an imposing Grade II* listed Georgian Manor House commanding panoramic views across rolling countryside to the sea. The holiday homes are situated in a landscaped area looking across to Killigerran Head and out to sea.

To one side, sea views; to the other lies the creek with its private quay and moorings. And in between there's the beauty and tranquillity, pure and simple.

Trewince offers seclusion, peace, fields, trees and wildlife as well as being the perfect spot from which to explore other Cornish gems, whether nearby or distant.

During your stay at Trewince you will find many options here concern water. Dinghies and small boats can be moored at, and launched from, our private quay. You can potter happily for many nautical miles up and down the Carrick Roads and Helford Passage, playing 'spot the pub' and 'find the restaurant': there are plenty to choose from.

In the other direction lie the beaches and sea and the chance to try windsurfing, sea-kayaking or waterskiing.



There is no lack of choice for those who would rather stay dry. For walkers there is the South West Coast Path as well as fantastic walks at Trewince. Alternatively, go for a ride on a horse from the next-door farm's riding stables, or take your clubs to one of Cornwall's many spectacular golf courses.



Trewince Lodges

Quality, style and comfort, the perfect holiday home

We offer you the opportunity to leave the stresses of your world behind. Fulfil your dreams and refresh both mind and body in your very own timber lodge haven, set amongst the trees, between the sea and the sky, in one of the most stunning landscapes to be found in Cornwall or indeed anywhere at all.

The lodges are timber-framed 3-bedroomed houses constructed using sustainable Canadian and Scandinavian timber with a low carbon footprint. They meet current Building Regulations, with NHBC certification.

The UK manufacturer of our new lodges has long-term experience in the production of log cabins of excellent quality. You can count on owning a holiday home to be proud of. Construction takes place on the site at Trewince Manor and purchase is off-plan, giving you ample opportunity to be involved in the early stages. The lodge you choose is yours and you are free to do what you want with it, keeping it for yourself, your family and friends or using it to produce an income. Perhaps both.

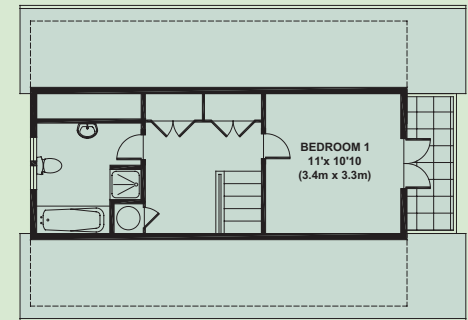
The lodges at Trewince Manor will not disappoint you with their top quality specification. The luxury 3-bedroom pine lodges have double glazing, high levels of insulation and energy-efficient heating. Accommodation is spread over two floors with an outside balcony

on both levels. The upstairs master bedroom suite comprises double bedroom, landing study area with built-in cupboards and full bath/wetroom with both shower cubicle and bath, WC and wash basin.

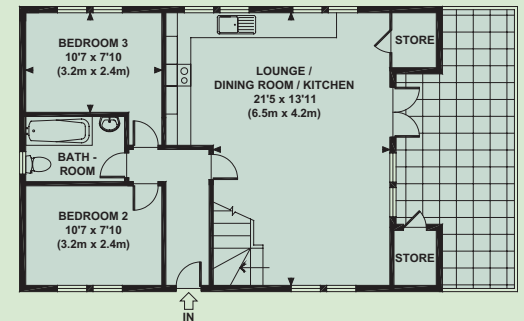


Downstairs there is a large lounge/diner with fitted kitchen and integrated units: top-brand oven, hob and hood, fridge, separate freezer, washer/dryer and dishwasher. There are two further twin bedrooms and a shower/wetroom with shower cubicle, WC and wash basin. Storage cupboards are located off the lounge and on the verandah. An optional comprehensive package can be purchased with choices of additional electrical goods, kitchen utensils, furniture and soft furnishings.

the impeccably maintained estate fits perfectly into its surroundings, a world away from the rush of modern life yet easily accessible.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 323 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 979 SQ FT / 91 SQ M
Floorplans are for identification and guideline purposes only and are not to scale.

Lodge interior

The design has been tried and tested by numerous visitors to Trewince Manor over many years. They repeatedly make this their self catering holiday destination and constantly return to this corner of Cornwall. The optional furnishing and equipment package, professionally designed, achieves a high 5 star standard and offers a comprehensive core inventory with opportunity for customisation to your own personal taste with choices of colours, fabrics, bedlinen, and accessories. Catalogues are available to enable selections to be made. Optional extras are also available.

The location is superb in an idyllic undiscovered part of Cornwall where time appears to have stood still. The lodges sit comfortably in their surroundings and can be enjoyed at every season of the year, creating an escape from the stress of modern living.

Most of the lodges have panoramic sea views and are carefully positioned to take maximum advantage of these. Parking is alongside the lodges.

The on-site indoor leisure centre features a swimming pool, spa pool and sauna.



Your own piece of Cornwall

Buy your own timber holiday home at Trewince Manor

If you are looking for a holiday home in an undiscovered part of Cornwall, our timber lodges at Trewince make an ideal investment. Your holiday property is built to a robust specification to be sustainable, affordable and attractive and to guarantee long years of service, giving you the freedom to enjoy it throughout your lifetime. You will be buying peace of mind.

The lodges meet current Building Regulations, with NHBC certification. The timber is C.L.S. kiln dried and vacuum treated, from sustainable sources. External walls are of cavity construction with an approved vapour barrier internally and fibreglass insulation. Internal walls are finished with plasterboard, or clad both sides with tongued and grooved 'V' jointed match board fitted vertically. There is fibreglass insulation in the walls between bathrooms and habitable rooms.

The ground floor has a concrete sub floor with insulation. The first floor has a suspended timber floor.

The roof has double Roman or similar concrete tiles laid on battens and reinforced roofing felt. Roof trusses are of the attic type, conforming to BS 5268. First floor ceilings are sloping, and the remaining rooms having flat ceilings, tongued and grooved, with 150mm fibreglass insulation above

the line of the ceiling. Fascia and bargeboards are softwood.

The luxury contemporary oak-style kitchen is fully fitted with modern integrated appliances and solid Avonite (Corian) work surface with choice of colour.

All joinery is from a high quality range with dry glazed Windows and sealed double glazing units. Architraves and skirting boards are of softwood.

Internal supply pipes, fittings and wastes are of polybutylene and are connected to the mains services adjacent to the building. There is septic tank foul drainage.

Electrical circuiting and goods is all installed to I.E.E. regulations from a consumer unit to provide lighting and power to sockets. 12v downlighters will be installed with additional pendant lighting.

External wood surfaces are treated with two coats of Blackfriar or equivalent. Plasterboard is skimmed and finished with two coats of emulsion. Internal wood surfaces are treated with intumescent clear finish.

Owning a Lodge at Trewince

Some of the things you may like to know

Your holiday property has been carefully positioned in this delightful location in the natural surroundings of the Cornwall countryside with full management options available.

Annual Service Charge

The service charge is currently estimated at £2,500 plus VAT per annum and covers some external maintenance, grounds upkeep, use of Trewince indoor swimming pool and general management.

Letting Agency

Trewince Manor Management offers an experienced letting service, taking care of everything concerning your holiday lodge, thus making ownership enjoyable and trouble-free. The letting service (if required), is at the moment charged at 20% (plus VAT) of letting income, which could be in excess of £10,000 per annum.

Management Services

You will wish to maintain the high standard of your lodge and we can take care of this for you, invoicing you on a cost basis, thus protecting your investment.

Tenure

999 year leasehold, ground rent, currently approximately £450 per annum, plus VAT, index linked.

Capital Gains Tax

Investment in a leisure home in the UK, to be run as a business, can be wholly offset against any CGT liability where the gain is made on the disposal of business assets thus making this venture an even more attractive proposition.

What to do in Cornwall

A guide to your holiday area

Your self catering holidays will never be dull as there are so many natural attractions to enjoy in the area and many Cornwall tourist destinations to discover.

Walks in this area of Outstanding Natural Beauty could be cliff-top rambles along the South Coastal footpath, strolls along quiet lanes and river banks, treks through our private woods bordering Froe Creek where badgers and buzzards can be spotted or heritage trails further afield.

There is a wide choice of beaches in the area. Within walking distance of Trewince is Towan Beach, a favourite for swimming and exploring. A colony of seals gathers around the corner and dolphins sometimes swim near to shore. Many other beaches are within easy reach as water practically surrounds the area, and facilities for sailing, scuba diving, windsurfing and swimming are excellent. Creeks and inlets are just waiting for you to explore them, and you can start your trip from the quay on our own foreshore just off the Percuil river. The North Coast surf beaches are only 35 minutes away. A day trip to the Scilly Isles is possible, by sea or air, visiting the famous Tresco Abbey gardens.



Eden Project



Minack Theatre



Future World @ Goonhilly

High quality Tourist Attractions around Cornwall are easily reached: the highly acclaimed Eden Project, the National Maritime Museum in Falmouth, the Seal Sanctuary, Goonhilly Satellite Station, National Trust properties, the Lost Gardens of Heligan, and many examples of Cornwall's mining heritage. The stunning Minack open air theatre on the cliffs at Porthcurno should be part of every summer holiday. If you want to eat out you can try Rick Stein's famous Seafood Restaurant in Padstow, Jamie Oliver's Fifteen Cornwall at Watergate Bay or one of the many local pubs and restaurants. The atmosphere of the area is convivial.



Trewince Manor

Portscatho, Truro, Cornwall. TR2 5ET

Directions

M5 or A303 to Exeter

Take the A30 from Exeter to Cornwall

Leave the A30 at Fraddon (opposite McDonalds).

Turn left at T junction.

At next roundabout take the B3275 (heading for Probus/Ladock)

Pass through Ladock staying on the B3275 in the Truro direction.

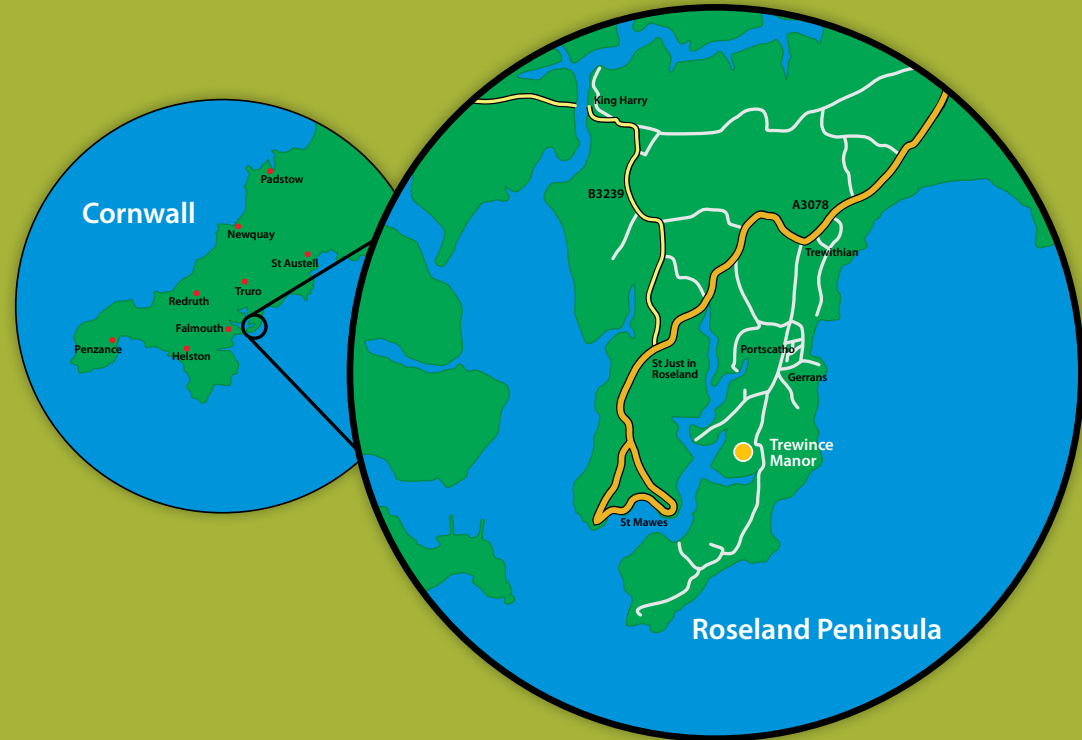
At the A390 junction turn left towards St Mawes/St Austell

Take St Mawes turning (right) A3078 towards Tregony

From Tregony follow the signs for St Mawes for 7 miles to Trewithian (A3078)

Turn left at the sign for Gerrans, Portscatho, Trewince Manor etc.

Stay on this road, following signs for St Anthony to Trewince Manor half a mile beyond Gerrans village.



For more information please visit:

www.trewince.com

or contact the following:

Trewince – 01872 580 289

or

Peter Heywood – 07966 625 550