

Tresooth

— COTTAGES —

FALMOUTH • CORNWALL



YOUR UNIQUE OPPORTUNITY
TO OWN A PROPERTY IN THE NO. 1
HOLIDAY DESTINATION
IN THE UK

Idyllic...

Set in rural Cornwall, just 4 miles from Falmouth, is this charming holiday cottage development.

Tresooth's quiet location is ideal, allowing you to enjoy the very best Cornwall has to offer. It is the perfect spot to experience some of Cornwall's glorious beaches, its coastal walks, countryside and a host of other activities and locations.

The properties are perfect for personal holiday use, or to take advantage of the booming 'staycation' and 'workcation' rental markets. It's a unique opportunity to own a property in the most popular holiday destination in the UK to use as a holiday home, an investment... or both!





THE TRESOOTH COTTAGE COMPLEX COMPRISES OF 16 PROPERTIES RANGING FROM ONE BED TO FOUR BED UNITS WITH ON-SITE FACILITIES INCLUDING A COMMUNAL SWIMMING POOL, SAUNA, HOT TUB AND GAMES ROOM.

Eight of the cottages are conversions of the original dairy barns, set around a mature garden courtyard and built of Cornish stone. Each is different with its own, unique character and come with private terraces. To the rear of the courtyard, there is a terrace of more modern, contemporary one bedroom cottages, all 2 storey with galleried bedrooms.

With tasteful interior design, each property is being upgraded and refurbished plus, where relevant, redesigned to maximise living spaces. Additions, such as log burners, additional terraces and private hot tubs will be included in some of the properties. These improvements will not only increase the rental income but will add value to the individual properties.

A substantial amount of investment is also being made to enhance the communal areas and services by upgrading the children's play area, games room, sauna and swimming pool area as well as the addition of new communal hot tubs.





“Each property is being upgraded and redesigned to maximise living spaces”





THE COTTAGES ARE OFFERED WITH SEVERAL OPTIONS FOR OUR BUYERS, FROM UNLIMITED PERSONAL USE TO A FIXED 7% P.A. NET INCOME FOR THE FIRST 3 YEARS.

From an investment viewpoint, the cottages are competitively priced compared to local comparable properties and are already generating notable yields prior to any upgrading. However, they are offered with the reassurance of a fixed, 7% net income with 3 weeks' personal use per year, payable quarterly and starting even during closure for renovation.

Although much of the holiday rental market is focused on the main summer season only, Cornwall has a year-round appeal with potential bookings in every month.

Cornwall has emerged as one of the world's iconic holiday destinations. It boasts dramatic coastline in the north and sheltered bays in the south, ancient, rugged moorland and soft river estuaries. Cornwall is a paradise for surfers, walkers, sailing buffs and foodies as well as visitors simply seeking a break from a hectic world.

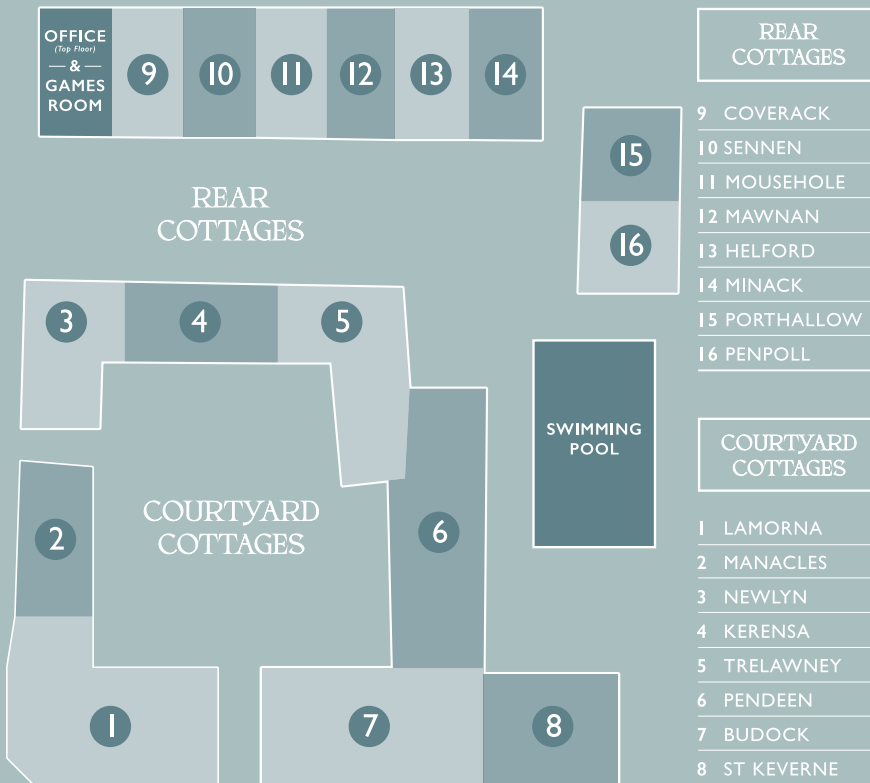


REASONS TO BUY/INVEST

- Opportunity to invest in Cornwall, one of the strongest property markets in the UK.
- A lifestyle asset that you can enjoy yourself whilst benefitting from an income return.
- Competitively priced leaving scope for continued capital growth especially after refurbishment.
- All units maintained throughout the year giving a hassle-free, fully managed rental service.
- Established and operational holiday rental property with a strong % of repeat bookings.
- Mortgageable property and flexible to suit holiday-home owners, investors... or both.
- Option to receive a fixed 7% return before refurbishment is completed.
- Potential tax incentives compared to buy-to-let investments allowing you to maximise returns through Furnished Holiday Let tax breaks.

“Cornwall literally has something to offer for each and every taste”

Site Plan



Tresooth Cottages is situated just under 2 miles from the village of Mawnan Smith and 4 miles from the vibrant harbour town of Falmouth with its host of shops, award winning pubs, restaurants and other attractions.

Falmouth is also home to some of the most stunning coastline and beaches including Maenporth, Gyllyngvase and Swanpool amongst others. Falmouth is an undoubted property hot-spot and continues to rank among Cornwall's most sought-after holiday destinations.

There are numerous places to visit locally. From beautiful tropical gardens, hideaway coves, and stunning coastal walks to a number of outstanding beaches (many of which are dog friendly). There are also plentiful local attractions such as castles, theatres, theme parks and golf courses. And not forgetting, for the gastronomes, the numerous award-winning bars and restaurants!

Cornwall does truly offer a completely 'alternative' lifestyle and is renowned for some of the best surfing, sailing and other watersports in the country. With all the attractions and activities available on the doorstep, there really is an endless list of things to do!



This is your opportunity to buy your own 'piece' of Cornwall and enjoy a new way of life.

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Contact us now to discuss availability:

Tel: 01326 61 80 10

Email: simon@tresoothcottages.com

Web: www.tresoothcottages.com