

# 156 ATLANTIC BAY



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St Merryn, PL28 8PY

Guide Price: £56,850



£56,850



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

9 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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Set in the heart of Cornwall's breathtaking coastline, Atlantic Bay, St Merryn offers the ideal spot for unforgettable holidays. Just minutes from golden beaches, scenic walks, and the charm of Padstow, this is the ultimate base for relaxing getaways or exciting adventures.

Whether you're enjoying lazy summer days by the sea or exploring all the local attractions, there's no better place to own your own holiday home.

The chalet itself offers a bright and comfortable living space, thoughtfully designed to make the most of your time away. The open-plan lounge and dining area is ideal for relaxing after a day at the beach, and the fully equipped kitchen comes with all the appliances you need for easy self-catering. The master bedroom features built-in storage and a double bed, while the second bedroom offers bunk beds, perfect for children or guests. The family bathroom has a shower, WC and water basin.

Set on a quiet, attractive pitch within the park, there's also private outdoor space ideal for summer barbecues or simply enjoying the sun. Atlantic Bay Holiday Park offers a peaceful, family friendly environment with excellent on-site amenities. It's perfectly positioned for exploring everything North Cornwall has to offer from surfing and coastal walks to cream teas and seafood dining in Padstow. Whether you're looking for adventure or relaxation, this location offers it all.

Do not miss out on this incredible opportunity to own your own slice of Cornwall.



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## KEY FEATURES

Two bedrooms

Open plan kitchen/living room

Family bathroom

Communal parking

Onsite playing park



[what3words///score.trinkets.bared](https://www.what3words.com/score.trinkets.bared)



EPC : F

Tenure – Freehold

Site fees: £3000 per annum

\*Please note that this chalet cannot be used as a main residence\*

## SERVICES

Heating – Electric

Water - Mains

Sewerage - Mains

Beaches Close By:

- Porthcothan
- Constantine
- Mother Ivy's
- Boobies Bay
- Harlyn
- Trevone
- Treyarnon

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 33 F    |           |
| 1-20  | G             |         |           |

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