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**Carnon Downs,  
Truro**

**£190,000  
Leasehold**





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## **Property Introduction**

This is a detached two bedroom cottage split over three levels, set within the five star rated 'Valley Cottage Resort' with a Section 106 agreement, meaning it can only be used as a holiday/second home.

'The Valley' is a gated development set within 13 acres of beautiful gardens and woodland and the cottage is one of 46 on the development, uniquely one of only six with its own private hot tub which allows the property to be let at a premium price.

All cottages are sold fully furnished and equipped, meaning upon completion the cottage can potentially earn revenue.

'The Valley' boasts excellent leisure facilities that include indoor and outdoor swimming pools, a fitness suite, squash and tennis courts plus games room and restaurant and bar that is open in high season. This is a fantastic opportunity to purchase a beautifully presented cottage.

## **Location**

Located in between the popular towns of Falmouth and Truro, Carnon Downs is a village with a local store and Post Office, Public House and restaurant and garden centre as well as a doctors surgery and dentist surgery. Bus services run regularly through the village to the neighbouring towns. From 'The Valley' there is also a footpath that leads into the village as well as numerous walks close by.

Both the north and south coasts are within close proximity with the beaches of Falmouth and Perranporth each within ten miles and being in the heart of West Cornwall means that everything is within easy reach as well as the facilities that 'The Valley' offers.

## **ACCOMMODATION COMPRISES**

Pathway to your own patio area and hot tub and entrance door to:-

### **ENTRANCE HALL**

Loft access. Stairs leading down to the lower hall and doors to:-

### **CLOAKROOM**

Low level WC with concealed cistern, wash hand basin and double glazed windows to front aspect.

### **UTILITY ROOM 6' 0" x 5' 6" (1.83m x 1.68m)**

Circular window to side aspect. Range of built-in units housing freezer and washing machine. Stainless steel sink with mixer tap and wall mounted boiler.

### **LOUNGE 13' 8" x 13' 3" (4.16m x 4.04m) maximum measurements**

An impressive vaulted ceiling gives a sense of space with large sliding patio doors opening onto the terrace with hot tub. Radiator. Two sofas, entertainment area including television, music station and side tables and stairs that lead up to the mezzanine area and the:-

### **KITCHEN/DINER 13' 7" x 11' 9" (4.14m x 3.58m)**

The kitchen area has an impressive vaulted ceiling with open wood trusses and a fully equipped kitchen with built-in storage cupboards integrated appliances including dishwasher and fridge and access to:-

### **BALCONY 13' 7" x 6' 0" (4.14m x 1.83m)**

The perfect place for a morning coffee or the ideal place for the evening sun. Sliding patio door open up from the kitchen/diner to the balcony with view towards the valley and swimming pool.

### **LOWER HALL**

Stairs from the reception hall lead to the lower hall with owners cupboard and doors leading to:

### **FAMILY BATHROOM**

Panelled bath with fitted shower screen and mixer tap with shower attachment over, low level WC with concealed cistern, vanity wash hand basin providing storage and heated towel rail.

### **BEDROOM ONE 13' 9" x 11' 2" (4.19m x 3.40m)**

Window to front aspect. Double bed recess with fitted wardrobes to either side and storage over. Dressing table and radiator and access to the:-

### **EN-SUITE SHOWER ROOM**

Vanity wash hand basin with storage under, low level WC with concealed cistern and a corner shower cubicle, heated towel rail.

### **BEDROOM TWO 14' 8" x 8' 4" (4.47m x 2.54m)**

A triple aspect room with 'Velux' style window in the ceiling. Window to side aspect and further window to front aspect. Vaulted ceiling. Built-in wardrobes. Twin beds with dresser give this room an impressive feel.

### **OUTSIDE**

As previously mentioned this property has its own private patio with the added benefit of a hot tub. This is partially screened with fencing. Set within the thirteen acres of land there is full use of the leisure facilities available on site. Gardens are maintained with 'The Valley Cottage Ltd' maintenance charge.

### **PARKING**

Parking is within close proximity of the cottage where the bin store can be found.

### **FACILITIES**

'The Valley' has various communal facilities available for use, the outdoor pool is the centre piece of the development with its large sun patio surround, a place to relax or enjoy the weather. There is also an indoor pool, gym, childrens play area, tennis court, squash court and other facilities to enjoy.

### **AGENT'S NOTES**

These are leasehold properties on a 999 year lease commencing in 2005. Parking is within close proximity to the property. Annual service charge is quoted at £2342.85 per bedroom plus VAT, to be confirmed by the buyers legal representatives. Due to the central location within an hours drive of most of Cornwall's tourist hotspots, these cottages make an ideal second home with additional income, having been run as successful holiday cottages for many years and regularly have repeat visitors, receiving many 5 star comments on review sites. Detailed holiday rental figures on specific cottages available upon request.

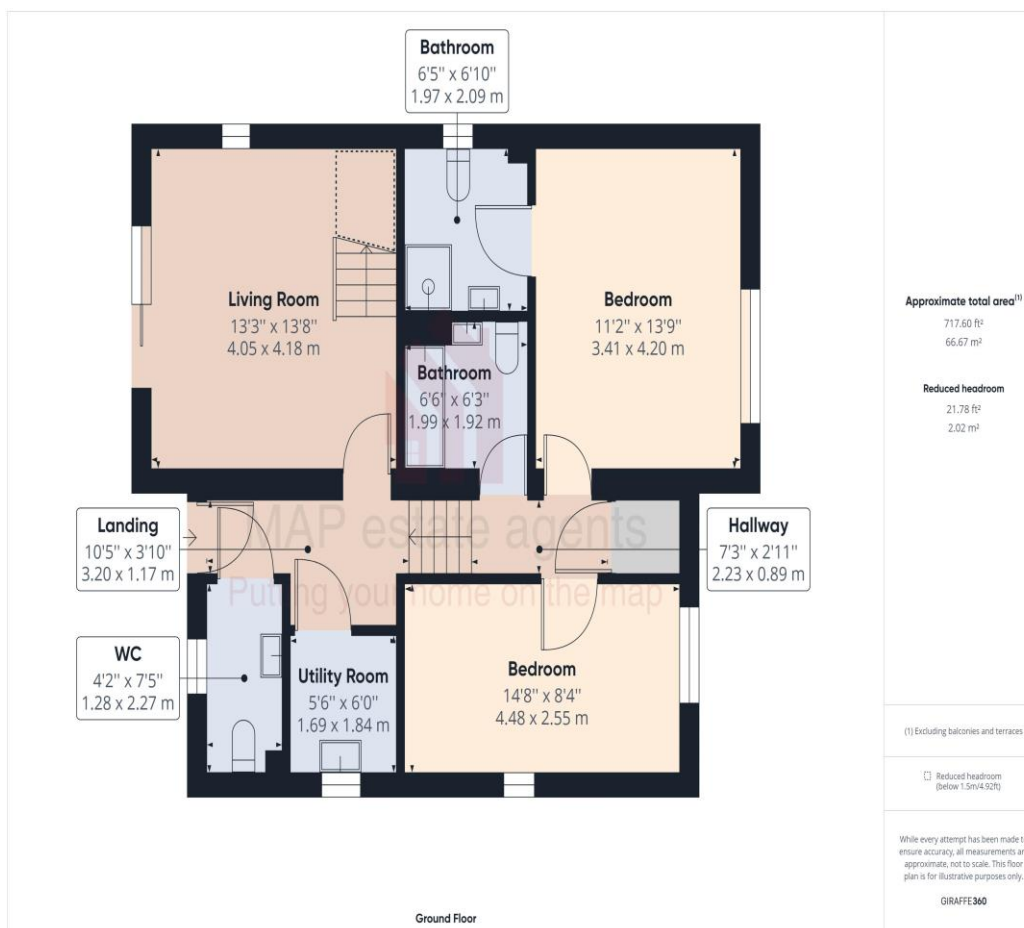


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		39	66
England, Scotland & Wales			
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- Two bedroom holiday home with hot tub
- Impressive reverse level living
- Delightful balcony with far reaching views
- Rental income potential
- Unique 5 star gated development
- Extensive on-site leisure facilities
- Indoor and outdoor swimming pools
- Principal bedroom with en-suite
- Bedroom two with vaulted ceiling
- Lounge opening to terrace and hot tub



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