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**The Valley,  
Carnon Downs**

**£182,000  
Leasehold**





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**Leasehold**

### Property Introduction

This two bedroom detached cottage is split over three levels and has a Section 106 agreement meaning it can only be used as a holiday/second home. The cottage is set amongst only 45 other properties in 'The Valley' which is a 5\* rated, gated development set within 13 acres of beautiful countryside. Tastefully and very well presented the cottage is available fully furnished meaning it can be used and if required, let immediately. 'The Valley' itself has fabulous facilities including an indoor and outdoor swimming pool, fitness suite, restaurant/bar (open at peak times), indoor squash court, tennis court and games room. This particular cottage has an elevated position which looks towards the valley and pool! The property has a master bedroom with en-suite shower room, second bedroom, family bathroom, separate cloakroom and kitchen/diner with built-in appliances and a sun terrace off which has space for tables and chairs.

In summary this is, we think, a brilliant opportunity to purchase a beautifully presented holiday cottage with a plethora of leisure facilities in a beautiful and very convenient location.

### Location

'The Valley', as the name suggest is set in a valley on the outskirts of the very popular village of Carnon Downs. Carnon Downs is located between both Falmouth and Truro, both of which are easily accessible by car. The village has a local store/Post Office, Public House/restaurant, garden centre with cafe, doctor's surgery, dentist and bus stops too. From 'The Valley' there is also a footpath that leads directly into the village and there are also various walks close by.

The north and south coast are both within close proximity with the beaches at Falmouth and Perranporth within ten miles. You are right in the heart of West Cornwall meaning all of what Cornwall has to offer is within easy reach, albeit it is as likely when you visit 'The Valley' you will want to relax in the privacy of your home and enjoy the brilliant facilities that are on offer.

### ACCOMMODATION COMPRISES

Pathway leads to your own entrance door opening into:-

#### RECEPTION HALL

Doors to:-

#### CLOAKROOM/WC

Low level WC with wash hand basin and obscured double glazed window.

### UTILITY ROOM 5' 11" x 5' 5" (1.80m x 1.65m)

Boiler. Range of built-in storage cupboards. Freezer. Washing machine. Stainless steel sink and mixer tap. From hallway stairs lead down to the lower ground floor and door to:-

### LOUNGE 13' 7" x 13' 1" (4.14m x 3.98m) maximum measurements

Sliding patio doors opening on to the terrace. Two sofas, TV unit. Side tables and stairs up to the mezzanine area and the:-

### SUN TERRACE 13' 7" x 5' 9" (4.14m x 1.75m)

Space for table and chairs and enjoying views over The Valley to the countryside beyond.

### KITCHEN/DINER 13' 7" x 12' 1" (4.14m x 3.68m) maximum measurements

#### KITCHEN AREA

Impressive vaulted ceiling with open wood trusses. Fully equipped in a contemporary style with work surfaces, inset stainless steel sink, range of under cabinet lighting and drawer units and wine rack. Gas hob with electric oven and fridge and windows with far reaching views opening to the:-

#### DINING AREA

Sliding patio doors opening on to the impressive balcony.

### LOWER GROUND FLOOR

Built-in storage cupboard. Doors leading to bedrooms and:-

### FAMILY BATHROOM

Bath with fitted shower screen, mixer tap and shower attachment over. Low level WC with concealed cistern, vanity wash hand basin with storage under. Heated towel rail.

### BEDROOM TWO 14' 10" x 8' 6" (4.52m x 2.59m)

'Velux' style window and further window to front and side aspect and vaulted ceiling providing an impressive second bedroom. Built-in wardrobes and twin beds.

### BEDROOM ONE 13' 8" x 11' 2" (4.16m x 3.40m)

Window to front aspect. Double bed in bed recess incorporating bedside tables and overhead storage. Door leading to:-

#### EN-SUITE SHOWER ROOM

Corner shower, vanity wash hand basin with storage, low level WC with concealed cistern.

### PARKING

Parking is either outside the individual property or within close proximity.

### FACILITIES

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

### AGENT'S NOTES

The cottage is sold on a leasehold basis meaning everyone contributes to the upkeep and maintenance of all the communal facilities. Properties are sold fully furnished and equipped. Properties are available on a leasehold basis with a 999 year lease commencing in 2005. The annual service charge is approximately £2429 plus VAT per bedroom per annum and should be verified by the buyers legal representatives. The service charge includes the upkeep of the leisure facilities, buildings insurance, gardening, maintenance of all communal areas including roads, gates and pools.

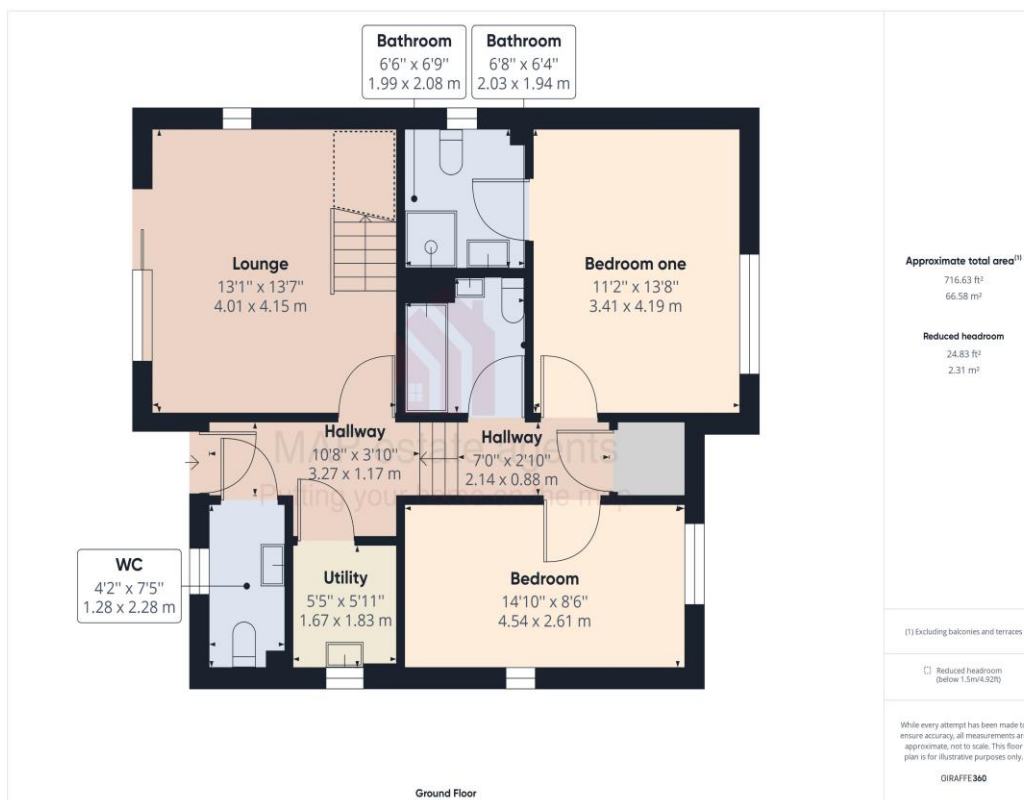


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	66
England, Scotland & Wales			
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- Unique 5 star gated development
- Two bedroom holiday home
- Delightful balcony with far reaching views
- Located on 13 acres of gardens and woodland
- Excellent rental income potential
- Extensive on site leisure facilities
- Master bedroom with en-suite
- Bedroom two with vaulted ceiling
- Lounge opening onto private terrace
- Indoor and outdoor swimming pools



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