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**The Valley, Bissoe Road,  
Carnon Downs, Truro**

**£200,000  
Leasehold**







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## **Property Introduction**

Known as 'The Clock Tower' and split over two floors this three bedroom cottage is set within the prestigious 'Valley' development.

Overlooking 'The Valley', tucked away at the top of the development are a selection of cottages that look down towards the outdoor pool and enjoy a view of the beautiful Cornish countryside beyond. The cottage has an open plan kitchen, dining and living area which opens onto your own terrace - the perfect spot for some alfresco dining! Comfortably sleeping six, the spacious main bedroom is located within the tower having an en-suite shower room. A second double bedroom is set to the rear enjoying Valley views, the third bedroom is currently used a twin and there also is a family bathroom.

This delightful property has a Section 106 restriction meaning it is the perfect holiday home and investment, but cannot be permanently occupied.

## **Location**

Carnon Downs is a village just a few miles from Truro city centre and has all the amenities one would need to include doctors surgery, dentist, local store and public houses. Located in the heart of Cornwall you are perfectly situation to explore Cornwall's tourist hot spots as well are the quieter secluded coves and walks. Just a few miles from the Cornish capital Truro and the vibrant harbour town of Falmouth. 'The Valley' is a five star luxury holiday cottage development tucked away in thirteen acres of gardens and woodland and with superb facilities including an indoor and outdoor pool.

## **ACCOMMODATION COMPRISES**

From the communal car park steps lead up through mature gardens with a delightful range of flowers and shrubs to your own entrance.

### **ENTRANCE HALL**

Built-in storage cupboard. Doors leading to bedroom three, the downstairs cloakroom/WC and steps lead up to the open plan living area.

### **BEDROOM THREE 11' 0" x 9' 9" (3.35m x 2.97m)**

Window to the front aspect. Currently used as a twin room. Dressing table. Radiator. Wall light points and built-in storage cupboard.

### **CLOAKROOM**

Low level WC with concealed cistern, vanity wash hand basin.

### **OPEN PLAN KITCHEN/LIVING AREA 22' 0" x 18' 2" (6.70m x 5.53m) maximum measurements**

### **LOUNGE AREA**

Stairs lead up from the reception hall to this angular shaped room with beautiful feature windows to either side of the double doors that

lead out onto a terrace. Inset lighting to the ceiling and L-shaped carpeted area to the lounge/dining area which then opens to the kitchen area. The lounge is supplied fully furnished which incorporates quality furnishings including curtains.

### KITCHEN AREA

A contemporary styled kitchen with butcher block working surfaces and inset gas hob with built-in oven under and stainless steel and glass illuminated chimney hood over. Further additional Integrated appliances include fridge, freezer, washer/dryer and dishwasher. Tiled splash backs. Inset stainless steel sink with mixer tap. Range of under cabinet concealed lighting. Range of inset lighting to ceiling. Built-in under stairs storage cupboard and tiled flooring.

### FIRST FLOOR LANDING

With access to the family bathroom and doors leading to:-

### PRINCIPAL BEDROOM 17' 9" x 12' 0" (5.41m x 3.65m) maximum measurements

A delightful vaulted ceiling with concealed lighting is a feature of this beautiful angular shaped room with windows to three sides with the central feature window to the rear. Built-in wardrobes. The bedroom comes complete with furnishings. Door leading to:-

### EN-SUITE SHOWER ROOM

Fully tiled shower cubicle, low level WC with concealed cistern and built-in vanity wash hand basin with ample storage. Partly tiled walls and mirror over sink. Heated towel rail and a range of inset lighting.

### BEDROOM TWO 17' 10" x 12' 0" (5.43m x 3.65m) maximum measurements

Windows to two aspects to the front and side. Built-in wardrobes, vaulted ceiling with concealed lighting. Radiator. Carpeted flooring. The bedroom two come fully furnished to include curtains and blinds.

### BATHROOM

Low level WC with concealed cistern with built-in storage cupboards, vanity wash hand basin with cupboard under and mirror over. Heated towel rail and a range of inset lighting.

### OUTSIDE

Accessed via the double doors in the lounge there is a small patio area incorporating a table and chairs and access to the car park. Access to all of 'The Valley' extensive leisure facilities.

### OWNERSHIP INFORMATION

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 £2342.85 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.

### SERVICES

There is main electric, with the gas supplied by LPG tanks on site. Drainage is by an on site treatment plant.

### AGENT'S NOTE

As this property is sold as a holiday let, we confirm that no Council Tax band is liable. We would recommend however, clarifying this with Cornwall County Council and take your own independent advice on this before purchasing.

### HOLIDAY RENTAL OPPORTUNITY

Due to the location and nature of these homes we are expecting high demand for those looking to have a second home with a potential to use and provide an additional income. These exclusive homes have been successfully run as 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 are available upon request.



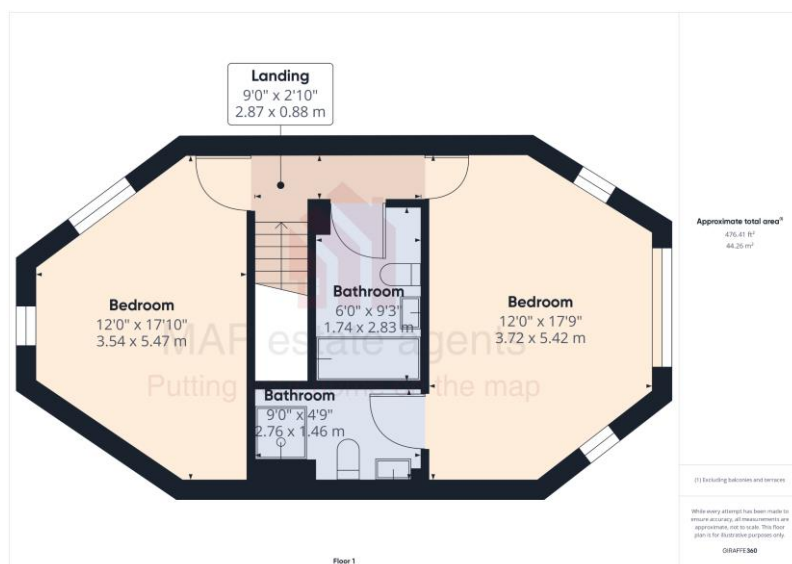
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	45   E	
21-38	F		
1-20	G		





## MAP's top reasons to view this home

- A three bedroom holiday cottage
- Far reaching valley views
- Extensive leisure facilities
- En-suite to principal bedroom
- Open plan kitchen/living area
- High quality finish throughout
- 5-Star gated development
- Sold fully equipped and furnished
- Indoor and outdoor swimming pools
- Located on 13 acres of garden and woodland



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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