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**Carnon Downs,
Truro**

**£165,000
Leasehold**





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Property Introduction

This is a two bedroom cottage split over three levels with views overlooking the swimming pool, set within the five star rated 'Valley Cottage Resort.' 'The Valley' is a gated development set within 13 acres of beautiful acres of gardens and woodland and the cottage is one of 46 on the development, all cottages are sold fully furnished and equipped, meaning upon completion the cottage can potentially earn revenue. With a Section 106 agreement it means these cottages can only be used as a holiday/second home.

'The Valley' boasts excellent leisure facilities that include an indoor and outdoor swimming pool, a fitness suite, a squash court and tennis court plus games room and restaurant and bar that is open in high season. This is a fantastic opportunity to purchase a beautifully presented holiday 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 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' 9" x 13' 5" (4.19m x 4.09m)

An impressive vaulted ceiling gives a sense of space with concealed lighting and large sliding patio doors opening onto the sun terrace. Radiator. Stairs lead up to the mezzanine area and the:-

KITCHEN/DINER 13' 10" x 11' 1" (4.21m x 3.38m)

The kitchen area has an impressive vaulted ceiling with open wood trusses and a window to the rear enjoying elevated views. The fully equipped kitchen has built-in storage cupboards and integrated appliances and is open to the dining area that has a sliding patio door that opens to the impressive:-

BALCONY 13' 11" x 6' 1" (4.24m x 1.85m)

From where you can enjoy the views over the outside pool, valley and to the countryside beyond.

MASTER BEDROOM ONE 13' 10" x 11' 2" (4.21m 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-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' 10" x 8' 7" (4.52m x 2.61m)

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

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.

OUTSIDE

As previously mentioned this property has its own private patio. Set within the thirteen acres of land there is full use of the leisure facilities available that are on site. Gardens are maintained as part of '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, children's play area, tennis court, squash court and other facilities to enjoy.

AGENT'S NOTE

The cottages are 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. 'The Valley' has successfully run as a holiday letting resort and if applicable the opportunities are for the buyer to have this available to let to earn additional income. Incomes from previous years are available upon request. Annual service charge is quoted as £2342.85 per bedroom per annum plus VAT and should be verified by the buyers legal representatives. As this property is sold as a holiday let, we confirm that no Council Tax is liable. We would recommend however, clarifying this with Cornwall County Council and to take your own independent advice on this before purchasing.

DIRECTIONS

From the A39 Carnon Downs roundabout head into the village along Forth Coth, after approximately a quarter of a mile turn right onto the Bissoe Road. Follow this road for around three quarters of a mile passing the doctors surgery on your left and you will see on your right hand side the entrance gate to The Valley. Using What3Words the location point is ///crown.plotting.sped



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



MAP's top reasons to view this home

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



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