

CORNWALL ESTATES

PADSTOW



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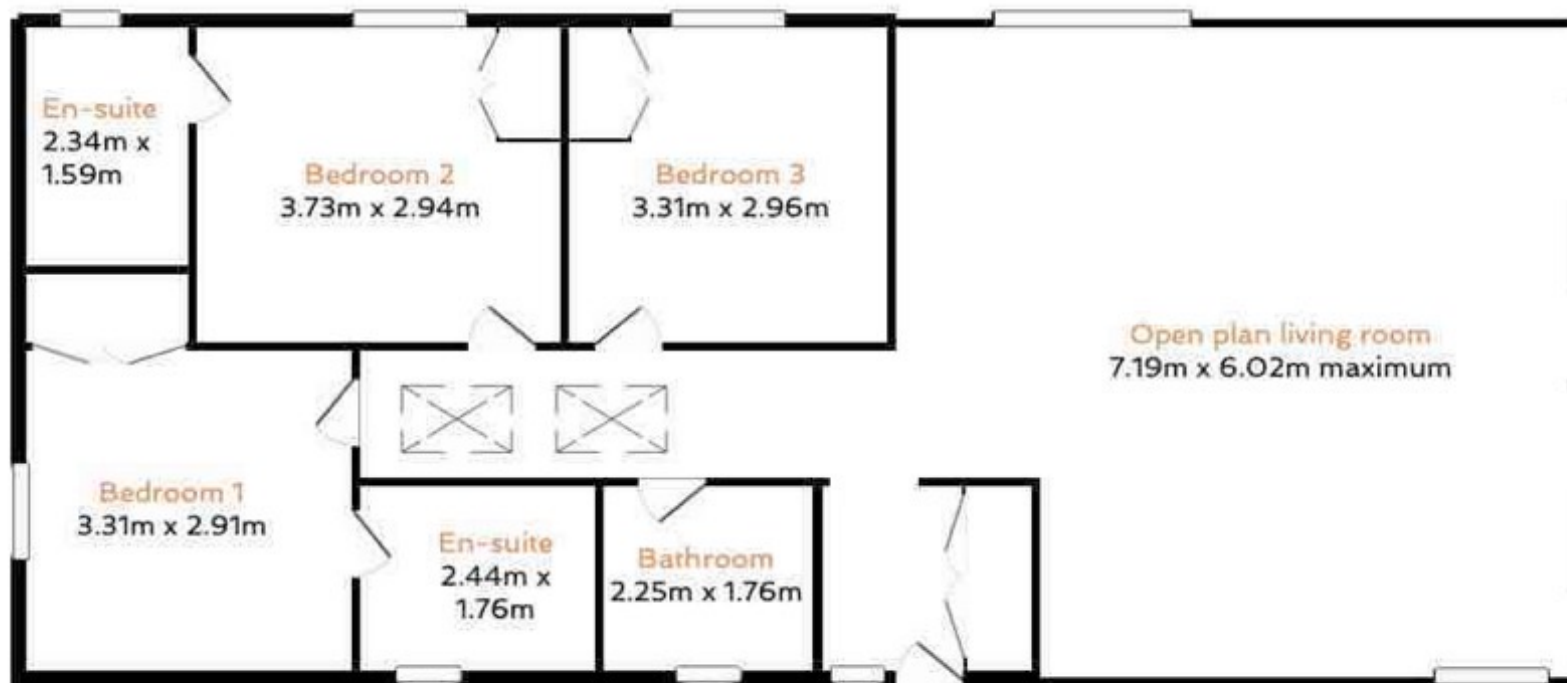
PADSTOW

17 THE MEADOWS,
RETALLACK, TR9 6DE

£370,000

- DETACHED HOLIDAY BARN
- LAKESIDE POSITION
- OPEN FIELDS AT REAR
- THREE BEDROOMS
- THREE BATHROOMS
- WEST FACING TERRACE ON THE LAKE
- HOT TUB
- FULLY FURNISHED
- IDEAL FHL INVESTMENT





OVERALL FLOOR AREA 95 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



17 The Meadows is a contemporary holiday barn on the popular Retallack Resort, sold ready to go with contents and rentals in place. This detached barn enjoys a desirable corner plot on the edge of the site, overlooking one of the lakes to the front and with an open aspect over fields at the rear.

Comprising light and airy accommodation including an open plan living area with stylish fitted kitchen, three double bedrooms, two en-suite shower rooms and a family bathroom.

There is a west facing decked terrace from the living area with seating overlooking the lake and a hot tub sheltered in the corner, with additional railings and gates providing an enclosed space.

Currently set up as a furnished holiday letting business with tax advantages and no council tax, the property is being sold as a going concern, fully furnished with lettings. Only used for 15 months to date, the property is in good order with modern fittings and furnishings.

The Retallack Resort & Spa has an unrivalled selection of on-resort facilities which include;

- Indoor swimming pool
- Spa & health club
- Kids' club and playground
- Restaurant, bar & convenience store
- Wake park
- Zorbing
- Flowrider surf simulator
- Inflatable aqua park
- Paddle boarding

With more amenities planned on the site to include another restaurant and pool.

The Retallack Resort is ideally located to enjoy the very best of Cornwall;

- Padstow – 8 miles.
- Rock – 13 miles.
- Newquay – 10 miles
- Newquay Airport – 6 miles



ENTRANCE

Front entrance door with double glazed side panel to;

HALL

Cloaks cupboard housing boiler and hot water cylinder, radiator, recessed spotlights, open to inner hall with 2 skylights, radiator, 2 wall lights, recessed spotlights, doors to bedrooms and bathroom, open into;

OPEN PLAN LIVING ROOM

Two sets of double glazed sliding doors to terrace, double glazed window to each side elevation, 2 radiators, 3 ceiling lights, recessed spotlights. Contemporary fitted kitchen with base and wall units incorporating Belfast sink unit, built in appliances including fridge / freezer, dishwasher, washer / dryer, electric oven with 4 ring gas hob and extractor over, microwave, wine fridge.

BATHROOM

Double glazed window, panelled bath with tiled surround and rainfall shower plus shower attachment, low level WC, fitted wash hand basin, heated towel rail, tiled floor, recessed spotlights, wall light, extractor fan.

BEDROOM 3

Double glazed window, fitted wardrobe, ceiling light, 2 wall lights, recessed spotlights, radiator.

BEDROOM 2

Double glazed window, fitted wardrobe, ceiling light, 2 wall lights, recessed spotlights, radiator.

EN-SUITE

Double glazed window, tiled shower enclosure with rainfall shower plus shower attachment, low level WC, fitted wash hand basin, heated towel rail, tiled floor, recessed spotlights, wall light, extractor fan.

BEDROOM 1

Double glazed window, built in wardrobe, ceiling light, 2 wall lights, recessed spotlights, radiator.

EN-SUITE

Double glazed window, tiled shower enclosure with rainfall shower plus shower attachment, low level WC, fitted wash hand basin, heated towel rail, tiled floor, recessed spotlights, wall light, extractor fan.

OUTSIDE

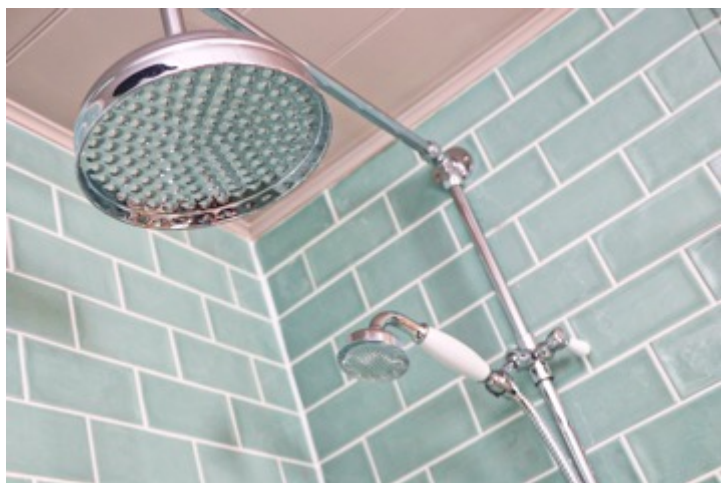
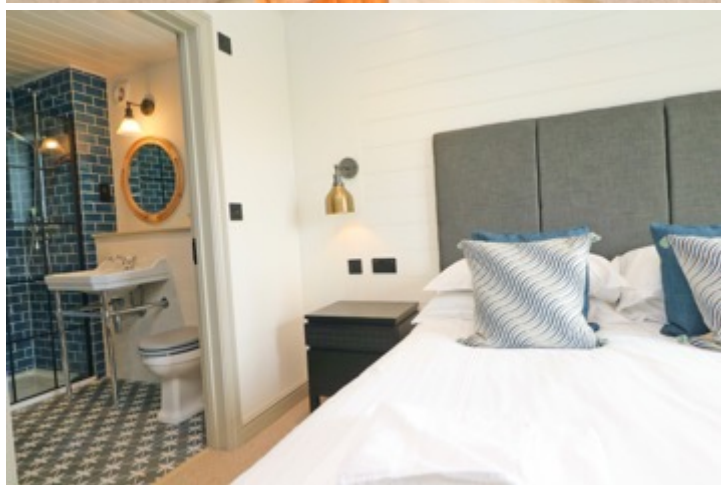
Accessed from the living area and externally with a side gate to keep enclosed, there is a decked lakeside terrace with a hot tub enjoying a pleasant west facing outlook.

MATERIAL INFORMATION

Mains gas, mains water, mains electricity, mains drainage. Council tax not applicable. ADSL broadband. Leasehold property with 997 years remaining on lease. Holiday use only, 52 weeks but must not be a primary residence. Service fees approx. £3,300. Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.









Positioned within beautiful countryside, with easy access to the A39 just moments away, The Retallack Resort is well placed to explore Cornwall, with just a short drive to several golden beaches of the North Coast including Mawgan Porth, Watergate Bay, Fistral Beach, Constantine Bay, Treyarnon Bay and more.

The striking harbour town of Padstow is within a fifteen minute drive, offering a range of gourmet restaurants, galleries and boutique shops. And the market town of Wadebridge is also just 10-15 minutes away with a range of facilities.



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