

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

8 OAKRIDGE, ST. MELLION, SALTASH, PL12 6UY

PRICE GUIDE £228,000







About 906 sq ft, 24' O/P Living Room/Kitchen, 2 Bedrooms (Both en-suite), Balcony and Patios, Communal Parking, Holiday Restriction, Successfully Holiday Let.

CARGREEN YACHT CLUB 5 MILES, SALTASH (A38) 6 MILES, PLYMOUTH 12 MILES, WHITSAND BAY 14 MILES

#### LOCATION

The development of Oakridge lies in a sheltered valley on the southern edge of St Mellion Golf Course not visible from the public highway, and surrounded by open country and with direct access to the Golf Resort, despite the golf location this setting also appeals to nature lovers and lies in close proximity to the Tamar Valley AONB, the sheltered coastal waters of Whitsand Bay and historic properties including Pentillie Castle and Cotehele House.

This appealing and unusual setting comprises 20 lodges developed on a green field site about a mile from the villages of St Mellion and Pillaton, in the beautiful rolling countryside of South East Cornwall. Accessibility is good with the A388 Callington to Saltash road within a mile of the property giving quick access to the A38 & Plymouth. The upper floor of the house has been designed to take advantage of the views over the beautiful woodland and surrounding countryside.





## DESCRIPTION

This detached lodge style house is presented to a superb contemporary standard and is designed with reverse level accommodation, allowing the upper level the advantage of fine views over the beautiful wooded valley. The property is of interesting architectural appeal and is ideally suited to investors and those seeking a rural retreat with the ability to enjoy the facilities that the adjacent 4 Star St Mellion International Golf Resort offers, including its highly popular restaurant, leisure and spa facilities. The planning restriction limits the use of the property to use as a 'non principal residence'.

The main feature of the house is the open plan principal living room with partially vaulted ceiling, open fireplace and French doors leading onto the balcony with fine views. The property was constructed in 1998. The occupancy is limited to the following use "the lodge shall be used for holiday purposes only and should not be used as the main residence for any person", we understand that there is no restriction on length of stay.

The floor layout is of reversed design with the accommodation demonstrated by reference to the floorplan and image portfolio.

## HOLIDAY LETTING

8 Oakridge is used by our clients as an investment property and for private holidays. Currently successfully let through booking.com and Airbnb achieving an occupancy rate of about 30% to 40% and a gross income in the region of £16,000.

The property will be sold fully furnished and equipped allowing its ongoing use as a second home or holiday let.

## GOLF AND LEISURE

We understand that golf and leisure memberships are available either individually (direct) or for guests (through OSMF), interested parties should make their own enquiries in this regard.



## OUTSIDE

The landscaped grounds are communally maintained. To the rear, and accessed directly from the kitchen area, is a decked patio/barbeque area. There is ample communal parking.











#### TENURE

Leasehold. The property is held on a 999 year lease from June 1998. The freehold of the development is owned by OSM Limited with each property owner having 1 of 20 shares in OSM Limited. The current service charge is £2688 per annum which includes TV licence, window cleaning, ground maintenance, building insurance, sewerage and ground rent. The present owners do not pay rates on the property due to rate relief.

#### EPC RATING - D

#### DIRECTIONS

Using Postcode PL12 6UY - the property will be found in the second block of five.



## 8 Oakridge

Approximate Gross Internal Area = 84 sq m / 906 sq ft

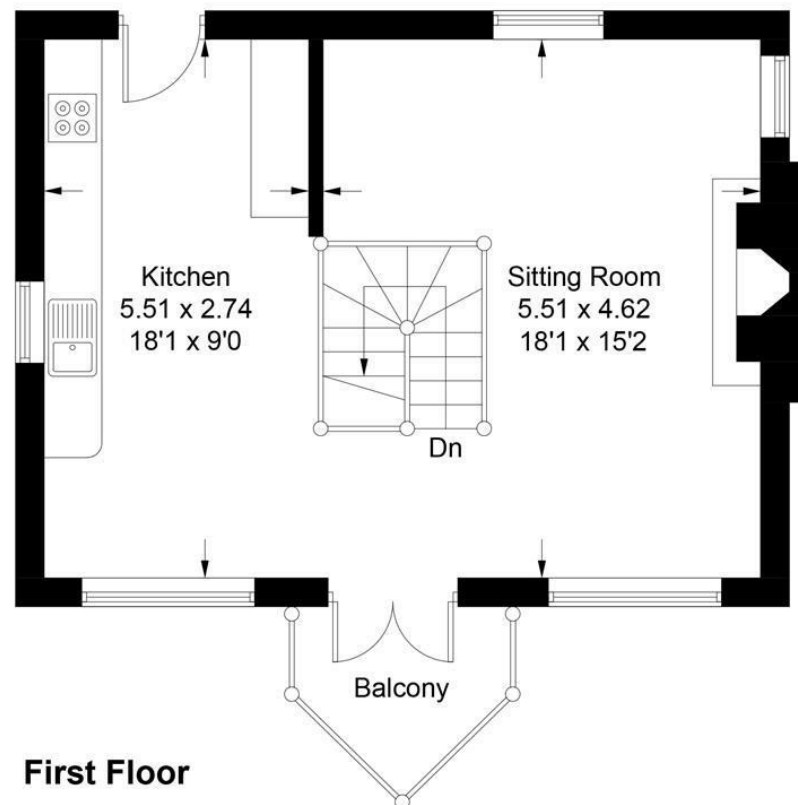
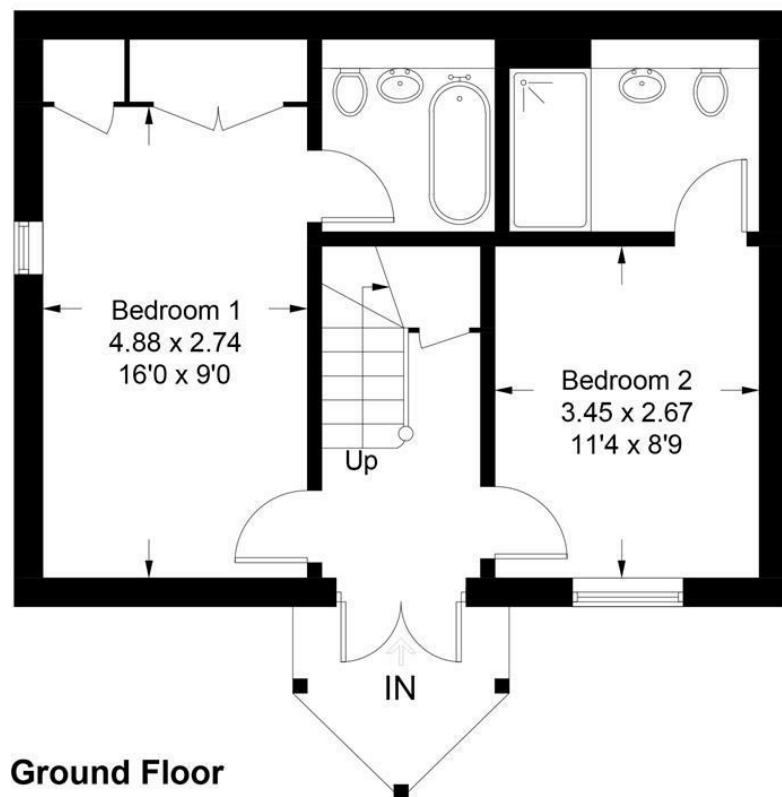


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID765938)

These particulars should not be relied upon.