



St Anns Chapel.

A semi detached holiday home situated close to the facilities of this popular site which has been updated to provide a comfortable and generously sized retreat that can be either used for personal or investment purposes. Brief accommodation comprises:- Open plan Lounge, Kitchen/Dining room with appliances, Hall, 3 Double Bedrooms, Cloakroom and Bathroom. Outside there is a recently completed Decked Terrace ideal for alfresco dining and entertaining friends and family.

Price £97,500 Leasehold

St Anns Chapel.

Situation:-

This Scandinavian style holiday lodge is situated on the popular and sought after Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, function room, restaurant and bar. Honicombe is situated in the beautiful Tamar Valley, approximately one mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, and four miles from the larger town of Callington which provides a selection of amenities and facilities. There are a number of nearby recreational pursuits that can be enjoyed by all the family and the coast and moorland are within driveable reach.

Lounge:-11'2" (3.4m) x 14'7" (4.45m)

A nice and light room having the main feature as a false fireplace with wood surround and mantle set on slate hearth and tiled backing. Full height uPVC double glazed windows to the front elevation overlooking the terrace and beyond.

Kitchen/Dining room 8'11" (2.72m) x 9'1" (2.77m)

Fitted with a range of modern wall and base units, roll top work surfaces, draw space. worktop freezer, pan draws, built in dishwasher. Area suitable for dining table and chairs, radiator, full height uPVC double glazed window to the front elevation.

Hallway:-17'3" (5.26m) x 2'9" (0.84m)

Large cupboard with hanging rails and ample storage. Airing cupboard housing the water cylinder, loft access.

Bedroom 1:-8'9" (2.67m) x 11'6" (3.51m)

Double bedroom with uPVC double glazed window to the rear elevation.

Bedroom 2:-8'9" (2.67m) x 11'8" (3.56m)

Double bedroom with uPVC double glazed windows to the rear elevation.

Bedroom 3:-8'7" (2.62m) x 11'7" (3.53m)

Double bedroom uPVC double glazed window to the rear elevation.

Bathroom:-5'9" (1.75m) x 5'1" (1.55m)

Comprising of wash hand basin, bath with electric shower



Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		69	10
England & Wales		EU Directive 2002/91/EC	