



Price Guide £110,000 - Leasehold
St Anns Chapel PL17 8JW

DOWSONnott
ESTATE AGENTS

A well presented detached scandinavian style holiday home suitable for either own/family use or from holiday rental purposes situated on popular site. Brief accommodation comprises:- Hallway, 4 Bedrooms, Jack and Jill Bathroom, Shower room and terrace on ground floor. Large Lounge, Balcony and modern Kitchen/Dining room on First floor.

Being elevated the property enjoys views and is situated in tucked away location but still within easy reach of the sites facilities. The property has electric heating and uPVC double glazing. A viewing is recommended.



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, Methereil 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.

Hall:-

Upvc double glazed entrance door with leaf design in glass detail, stairs rising to the first floor, storage cupboards. Access through to the bedrooms, shower room and bathroom, radiator.

1st Floor:-

Lounge:- 18'8" (5.69m) Max x 13'2" (4.01m) Max

Spacious main reception room with ample room for reception furniture. Upvc double glazed door giving access to the balcony, radiator and spot lighting, door to:-

Balcony:-

Enjoying views of surrounding and far reaching countryside, space for outside furniture, enclosed with balustrades.

Kitchen/Dining room:- 11'5" (3.48m) x 12'11" (3.94m) Max

Which is a good size with a range of wall and base units, roll top work surfaces, four ring ceramic hob with an oven/grill beneath canopy above incorporating the extractor, built in dishwasher, built in washer/dryer, stainless steel sink unit with drainer and swan neck tap over.



Bedroom 1:- 11'10" (3.61m) x 8'3" (2.51m)

Double bedroom with Upvc double glazed windows to the front elevation, wardrobe with hanging rail, shelving and storage space, radiator.

Bedroom 2:- 11'10" (3.61m) x 8'3" (2.51m)

Double bedroom having Upvc double glazed door and matching side panel giving access to the terrace. Fitted wardrobes with hanging rails, storage and shelving space, radiator. internal door into the Jack and Jill en suite bathroom. Door giving access to:-

Terrace:-

A pleasant outside space having room for patio furniture .

Jack and Jill Bathroom:- 7'7" (2.31m) x 5'8" (1.73m)

Comprising of a low level WC, wash hand basin, bath with an electric shower over and head, heated towel rail, tiling to the walls. Upvc double glazed windows to the side elevation and access through to the hallway.

Bedroom 3:- 11'4" (3.45m) x 6'8" (2.03m)

Double bedroom Upvc double glazed window to the rear, radiator, Wardrobe with hand rail and storage space.

Bedroom 4:- 9'11" (3.02m) x 6'9" (2.06m)

Upvc double glazed window to the rear, radiator.

Shower Room:- 6'3" (1.91m) x 5'2" (1.57m)

Comprising of Low level WC, wash hand basin, shower cubicle housing a bar shower and head with tray, enclosing doors and screen. Tiling to the walls, heated towel rail and Upvc double glazed window with frosted glass to the rear elevation.

Upvc double glazed window to the rear elevations, suitable for dining room table and chairs, radiator and drawer space.

Services:-

Electric and water. Drainage is septic tank through the site.

Charges:-

Service Charge - £4024.00 per annum paid until April 2025.

Leisure Charge - £1675.00 per annum paid until April 2025.

Waste collection - £223.00 per annum paid until April 2025.

Lease:-

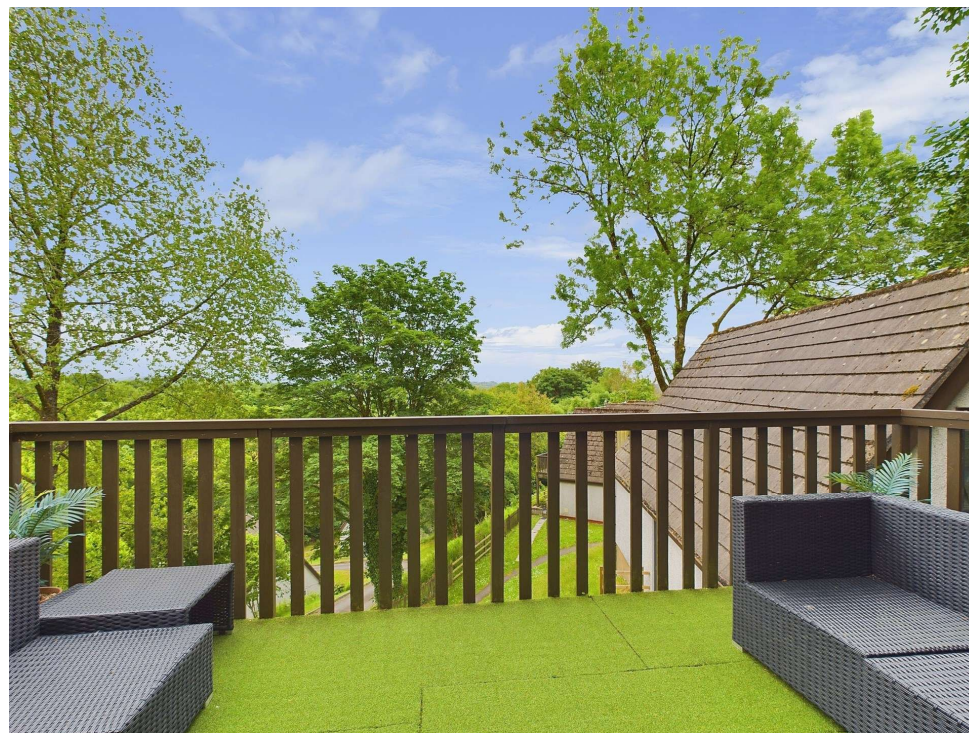
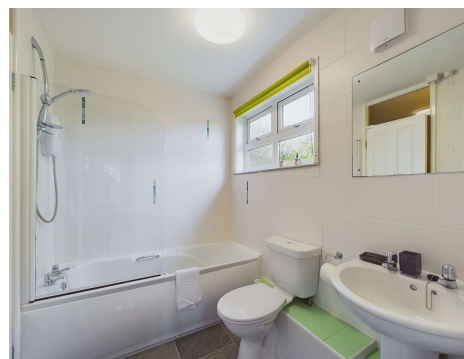
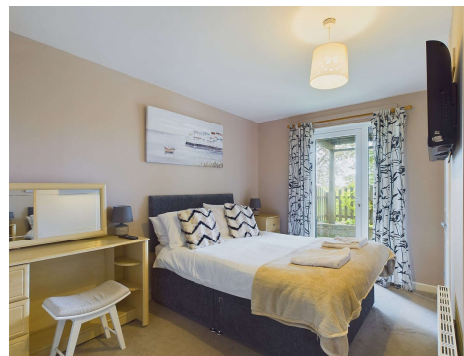
The vendor has advised us that there is approx 950 years remaining on the lease. The sale includes all fixtures and fittings to enable the new owner to carry on letting the property if required.

Council Tax:-

The vendor has advised us that the property is exempt from council tax.

Note:-

The vendor has informed Dawson nott that the property generates an income of approx £18,000 per annum (not verified).





AGENTS Note:-
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN