



Town • Country • Coast



Valley Lodge
Honicombe Park, Callington
Asking Price £97,500



Valley Lodge

Honicombe Park, Callington

Situated within the popular holiday site, Honicombe Park, we are pleased to offer this charming three bedroom property to the market. Currently serving as a holiday rental to the current owner, the property benefits greatly from its quiet position in the park but also large and open spaces, creating a comfortable home away from home.

Entering via a footpath from the parking bay, the Valley lodge is situated within a short walk to the leisure facilities on offer too.

Entering in on the ground floor lays the three bedrooms- all double bed rooms however currently laid out to be a master and second double with a third twin room. The ground floor also offers a bathroom as well as a second shower room.

To the first floor there is the open plan living space, complete with large patio doors to the balcony allowing light to pour in and sight of the stunning outlook to the front. The large living space boasts multiple spaces for seating and a dining area with a kitchen to the rear also.

With on-site leisure facilities such as recently refurbished indoor and outdoor pools, games and arcade rooms as well as a lovely on-site pub with an impeccable menu, the property's location is hugely desirable.





Kitchen

12'10 x 7'1 (3.91m x 2.16m)

Living / Dining Room

18'6 x 13'0 (5.64m x 3.96m)

Balcony Area

13'2 x 9'1 (4.01m x 2.77m)

Bedroom One

12'1 x 8'2 (3.68m x 2.49m)

Bedroom Two

12'1 x 8'3 (3.68m x 2.51m)

Bedroom Three

9'10 x 7'2 (3.00m x 2.18m)

Services

Mains electricity, water and drainage.

Tenure

Leasehold. 999 years from 2007. Ground rent £453pa, £3,096 (includes insurance and water)

EPC

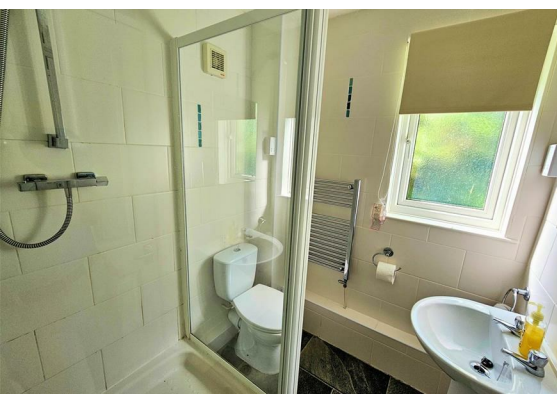
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Situation

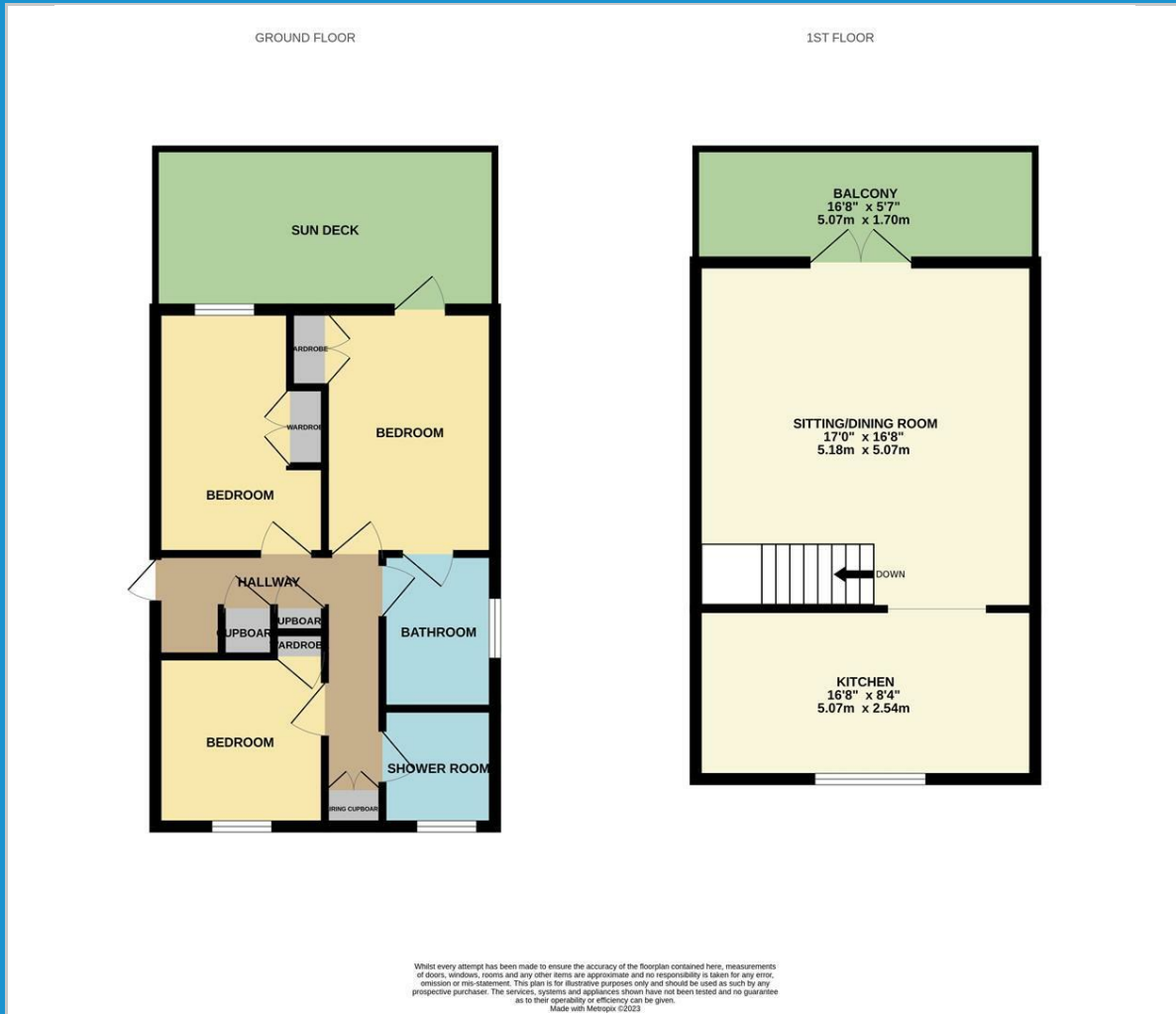
Honicombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something to suit them right on our doorstep

Directions

Leaving the A30 at Launceston, follow the A388 towards Callington. Stay on the A388 all the way through Callington. As you leave Callington, take the first exit off of the roundabout, onto Southern Road/A390. Stay on this road, taking the second exit at the next roundabout, signposted Tavistock/Gunnislake. Follow this road for a couple of miles until you enter St Ann's Chapel. Take the right turning, signposted 'Cotehele' and 'Honicombe' and follow the road past the Donkey Sanctuary, down to the crossroads. Go straight across here then take a left where Honicombe Park can be found a few hundred metres down.



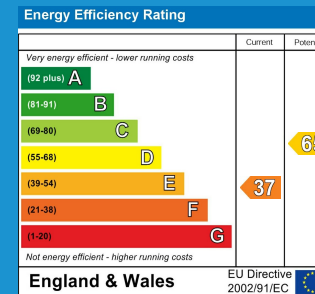
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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