



Town • Country • Coast



Valley Lodge

Honcombe Park, Callington

Auction Guide £60,000



Valley Lodge

Honicombe Park, Callington

Guide Price £60,000 - £70,000+ (+ fees). For Sale by National Timed Auction, bidding opens 12/05/25 at 13:00pm and closes 24 hours later. Three Double Bedroom detached holiday lodge with hot tub. Full legal pack available to download via our website.

Detached Holiday Home

Situated within the popular holiday park of Honicombe Park, is this well presented three double bedroom detached lodge with a hot tub. There is the added benefit of on-site facilities including: a public house/restaurant, site reception, tennis court, gym, an indoor and outdoor heated pool, playgrounds, maintained grounds and on-site shop.

ACTIONEERS NOTE
Please note, the property is subject to a holiday home restriction and cannot be used as a primary residence. Further information can be found in the legal pack. We have been advised that only a limited number of Lodges on the site have been permitted to install hot-tubs, which enhances the letting appeal of this Lodge considerably, particularly outside of the peak seasons.

ACCOMMODATION GROUND FLOOR

- Entrance Hallway
- Double Bedroom
- Double Bedroom
- Double Bedroom
- Bathroom
- Shower Room
- Sun Deck

FIRST FLOOR

- Sitting/Dining Room
- Kitchen
- Balcony

FULL DETAILS
Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to scale.

VIEWINGS
Please telephone Auction House South West on 03456 461361 to request a viewing.

NOTICE TO BIDDER
Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction.

Tenure: Leasehold

Lease Details: 999 years from 1 April 1988

EPC Rating: F37

Important Notice to Prospective Buyers
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search





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, Service/ maintenance £3,096 (includes insurance and water)

EPC

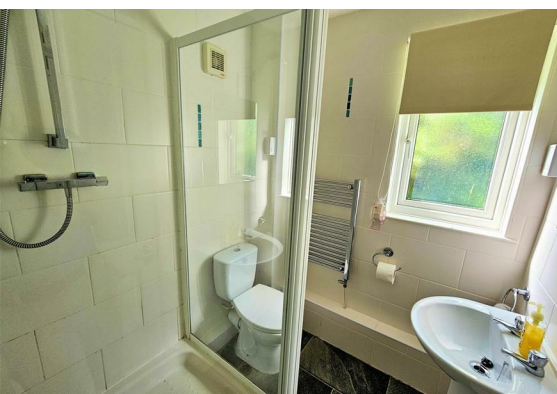
37/F

Situation

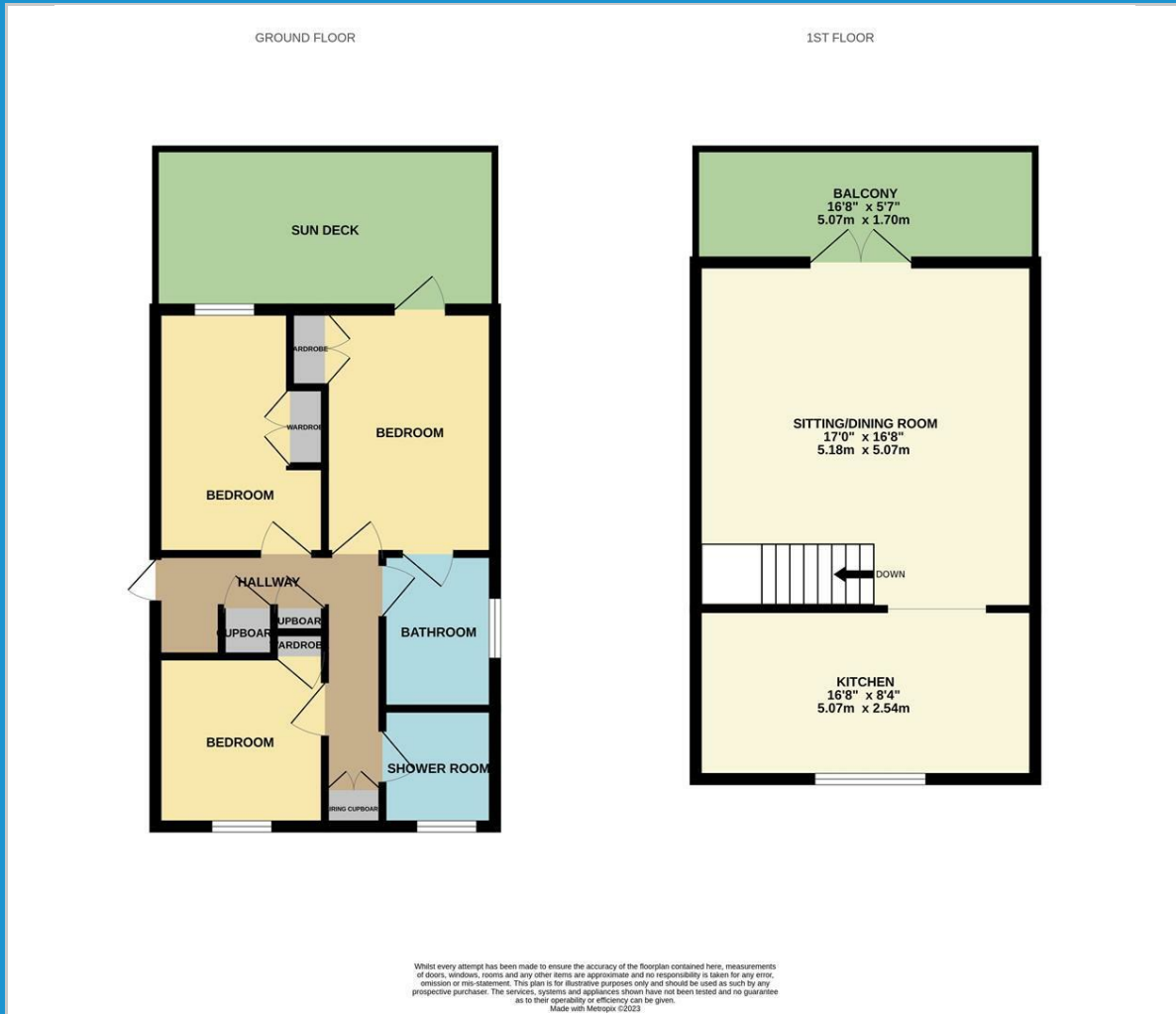
Honcombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something 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 'Honcombe' and follow the road past the Donkey Sanctuary, down to the crossroads. Go straight across here then take a left where Honcombe Park can be found a few hundred metres down.



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

