



Town • Country • Coast



Honicombe Park  
Callington

Price Guide £102,500



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## Honcombe Park

Callington

The Dartmoor lodges are peacefully tucked away at the bottom part of the popular Honcombe Holiday park and this particular property is a great sized home away from home! Be that for yourself or the family or as an investment, the property suits brilliantly as the accommodation boasts a modern open plan kitchen/ dining and living room with built in appliances; downstairs shower room with WC and basin; four double bedrooms and a modern family bathroom upstairs with a bath with shower over, WC and basin.

The lodge also benefits from its upgraded heating system with central heating throughout. Outside there is a patio area, perfect for alfresco dining and communal gardens surround the property. There is communal parking available with in easy reach of the property.

This Particular lodge benefits from its fantastic position at the bottom of the site with fields neighboring the property as well as a stunning view across the rolling hills of the Tamar Valley, a real must see!







#### Living/Dining Room

18'11 x 11'10 max (5.77m x 3.61m max)

#### Kitchen

8'6 x 8'2

#### Bedroom One

12'11 x 12' (3.94m x 3.66m)

#### Bedroom Two

13'4 x 12'11 max (4.06m x 3.94m max)

#### Bedroom Three

10'4 x 8'11 (3.15m x 2.72m)

#### Bedroom Four

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

#### Shower Room

#### Bathroom

#### Tenure

Leasehold. £180 ground rent, £3225 main site fees, and £687 for insurance

#### Services

Private electricity, water and drainage. Water included in service charge.

#### 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



## 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

