

#### Kelynack, St Just TR19

£149,500

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- TWO DOUBLE BEDROOM LODGE (BOTH ENSUITE)
- SITE FEES PAID UNTIL NOVEMBER 2025
- FULL RESIDENTIAL USE FOR OVER 50'S
- ONE SMALL/MEDIUM DOG OR CAT ALLOWED

Immaculate and in a peaceful corner of this select development of five luxury lodges is this fabulous lodge with full residential use for the over 50's. Kelynack Valley, near Cot Valley and St Just, is a pretty, peaceful and safe location with colourful hedgerows spilling out in to trickling

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Bank House, Bank Square, St Just, Cornwall TR19 7HH 01736 697414 hello@andrewexelby.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



streams running toward the coast. One of the newest to be built, this lodge is at the end of a private drive bordered on one side by wild woodland.

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#### **Key Features**

- TWO DOUBLE BEDROOM LODGE (BOTH ENSUITE)
- FULL RESIDENTIAL USE FOR OVER 50'S
- SUNNY DECKED VERANDA
- ONE SMALL/MEDIUM DOG OR CAT ALLOWED
- EPC N/A

- SITE FEES PAID UNTIL NOVEMBER 2025
- PARKING FOR ONE/TWO VEHICLES
- LPG BOILER & CENTRAL HEATING
- MOVE-IN READY & IMMEDIATE VACANT POSSESSION
- COUNCIL TAX BAND A



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