



# Acorn Park Lodge

- Detached property set on c.0.4 acres
- Nine ensuite bedrooms
- Edge of town centre location
- Parking, garage and gardens
- Possible development STPP
- Energy rating D

*22 Park Road, Redruth, TR15 2JG*

*Freehold: £450,000*

Ref: 3270437



## LOCATION

Acorn Park Lodge occupies a convenient and accessible location in a residential area towards the outskirts of the town centre of Redruth.

The town of Redruth offers a range of day-to-day amenities and is located adjacent to the main A30 trunk road through the county which places it within easy access of the numerous towns in the immediate area and Cornwall's only city, Truro which is approximately 10 miles distant.

Redruth also benefits from a railway station on the main Penzance to Paddington line and as a result, provides a direct route to central London.

## DESCRIPTION

Acorn Park Lodge, until the winter of 2024, was registered as a Learning Disability home and provided support for up to nine people with learning and/or physical disabilities. The property has nine ensuite bedrooms, several of which are equipped with hoist tracks. Two of these bedrooms are located within self-contained units, which also benefit from having their own kitchens. The property benefits from having a lift that provides easy access to the first floor.

The property is set on c.0.4 acres and there is ample parking for on the site for multiple vehicles. Acorn Park Lodge is now being offered to the market with vacant possession.

## TENURE

We are inviting offers on a guide price of £450,000 for the freehold property with vacant possession.

## REGULATORY

Acorn Park Lodge was previously registered with CQC, providing accommodation, personal care for people with learning or physical disabilities.

Registration would need to be reviewed upon change of ownership.

## INTERNAL DETAILS

A substantial detached property with accommodation conventionally arranged over three floors, the internal accommodation is as follows.

Ground Floor – Living room x 2, office, tearoom, kitchen, laundry, three bedrooms (two with ensuite), self-contained unit, including kitchen, wet room, and bedroom.

First Floor – Four ensuite bedrooms.

Second floor – Self-contained unit with living area/bedroom, kitchen and shower room.

## EXTERNAL DETAILS

Acorn Park Lodge sits on approximately 0.4 acres and has a driveway leading up to the front of the property, with ample parking. There are gardens at the front of the property and secure gardens at the back. Level access can be gained at both the front and back of the property. From the bottom bedrooms, access can be gained to the decking area.

There is also a garage towards the back of the property.

## THE OPPORTUNITY

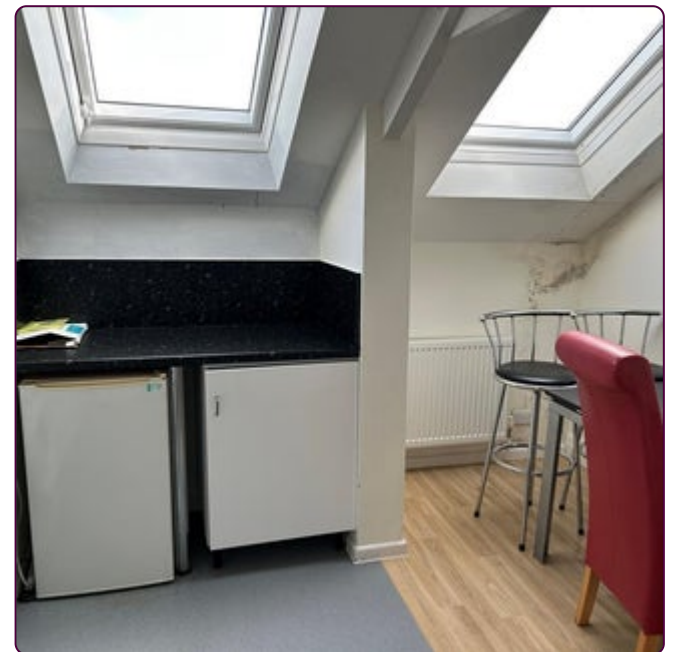
Acorn Park Lodge represents an excellent opportunity to acquire a detached property in a convenient location.

Having previously been registered as a care setting, it could once again be used as such. It would be suitable for an existing operator who is familiar with reopening a vacant facility. Alternatively, it could have potential use for alternative care accommodation or some form of residential development/investment, subject to obtaining the appropriate planning permissions.

The property is being offered for sale with immediate vacant possession.







## DEBT & INSURANCE ADVISORY

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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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