



The Palms Plot 10 Holiday Park, Cury Cross Lanes, TR12 7AZ

£59,950 Leasehold

CHRISTOPHERS
ESTATE AGENTS

The Palms Plot 10 Holiday Park

- LUXURY HOLIDAY CHALET
- TWO BEDROOMS
- WELL MAINTAINED SOUGHT AFTER HOLIDAY PARK
- GENEROUS DECKED BALCONY
- EN-SUITE MASTER BEDROOM
- COMMUNAL GROUNDS & PARKING AREA
- LEASEHOLD

An opportunity to purchase a beautifully presented two bedroom luxury holiday chalet, nicely positioned in a woodside location on a highly regarded holiday park on the Lizard Peninsula.

Franchis Holiday Park is a well maintained sought after holiday park situated in the heart of the Lizard Peninsula amidst lovely woodlands, grounds and rolling countryside, which are partly bordered by a stream. The park is well located for access to the coastal village of Mullion and a number of local beaches on the peninsula.

'The Palms' is 40' x 13' 'Swift Biarritz' holiday chalet which is light and airy and has a vaulted ceiling and French doors, which open invitingly out onto a generous decked balcony with a pleasant outlook over an adjacent wooded valley and stream below.

Enjoying a sunny outlook, the decking wraps around the rear and side of the chalet and would seem an ideal place in which to sit out and unwind to the sound of the stream running in the valley below.

Nicely appointed throughout the open plan chalet features a well equipped modern fitted kitchen and a dining area which leads on to a comfortable triple aspect lounge and decked balcony.

The en-suite master bedroom is well proportioned with bespoke storage, a walk in dressing area and a modern shower suite. The second bedroom is currently arranged as a twin room and has the benefit of an adjacent shower room.

Beyond the spacious decked balcony are well tended communal grounds and a parking area for the chalet.

The park has a site office, refuse collection facilities and a communal laundry/drying area.

The accommodation in brief comprises an open plan kitchen, dining room and lounge, an inner hallway, a shower room and two bedrooms (master en suite). The property benefits from double glazing and LPG fired gas central heating.







Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's mainland most southerly point. It is officially designated as an area of outstanding natural beauty, from sheltered valleys to moorland with superb countryside and framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy, football club, cricket club along with other clubs and societies, Anglican, Methodist and Catholic churches. The Polurrian Hotel has a leisure club with indoor swimming pool and the newly refurbished Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course.

More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

Part glazed entrance door to open plan kitchen/diner.

OPEN PLAN KITCHEN/DINER

A light and welcoming open plan living space with a vaulted ceiling, recessed lighting and integrated blue tooth capabilities.

KITCHEN/DINING AREA 12'7" x 11'5" (3.84m x 3.48m)

Comprising a modern fitted kitchen with working top surfaces, including a sink with drainer with mixer tap over and matching up stands. There are a useful range of base cupboards and drawers with complimentary eye level and overhead cupboards. Integrated appliances include a dishwasher, washing machine, microwave and fridge freezer, whilst space is provided for a 'Thetford' four ring gas cooker with hood over. A large cupboard houses the 'Morco' gas fired boiler, whilst there is a bench unit with coat hanging rail and storage shelf over. A door to the inner hallway.

LOUNGE AREA 12'3" x 10'4" (3.73m x 3.15m)

Enjoying a triple aspect with vaulted ceiling and skylight and French doors opening out onto a lovely decked balcony area, which has a pleasant outlook to the woodland and stream. There is a contemporary TV display unit with feature shelving.

INNER HALLWAY

With doors to the master bedroom, bedroom two and shower room.

MASTER BEDROOM 12'3" x 7'8" (3.73m x 2.34m)

Comfortable double bedroom with a pleasing range of built-in bedroom furniture, including a dressing table and a walk in dressing area with built in wardrobe with hanging rail and storage. There is further storage provision and an open wardrobe, together with recessed lighting and a window to the side aspect.

EN SUITE SHOWER ROOM

Comprising a white suite with a low-level w.c, pedestal wash handbasin with mixer tap over and a walk-in shower cubicle with sliding door, easy clean surfaces and housing a thermostatic shower. There is a ladder style heated towel rail, extractor, mirror, shelving and a frosted window to the side aspect.

BEDROOM TWO 9'2" x 6'4" (including built in wardrobe) (2.79m x 1.93m (including built in wardrobe))

Currently arranged as a twin bedroom with a built-in cupboard and wardrobe with hanging rail. Window to front aspect.

SHOWER ROOM

Having a white suite containing a low-level w.c, pedestal wash hand basin with mixer tap over and a shower cubicle with sliding door, easy clean surfaces and housing a thermostatic shower. There is a ladder style heated towel rail, extractor, mirror, medicine cabinet and a frosted window to the rear aspect.

OUTSIDE

The property is nicely positioned on a corner plot with a pleasant outlook towards a wooded valley with a stream below. The large area of decking wraps around the side and rear and provides a lovely spot in which to sit out, relax and enjoy the sunny outlook.

The property has the benefit of an adjacent parking space, whilst visitor parking can be found moments away.

SERVICES

Mains electricity, private water and shared drainage. LPG heating.

AGENTS NOTE ONE

We are advised that the property has the benefit of the remainder of a thirty year Licence granted in 2022.

AGENTS NOTE TWO

Our clients advise us that the service charge payable for the season March 2025 to end February 2026 is in the region of £3000 (inc vat). This covers items such as the maintenance and upkeep of communal grounds and site facilities and drainage.

AGENTS NOTE THREE

We are advised that although the Franchis Holiday Park is now open throughout the year the chalet cannot be permanently occupied as a residential address.

AGENTS NOTE FOUR

We are advised that the buildings and contents insurance is in the region of £250 per annum.

AGENTS NOTE FIVE

Our owners advise us that some ancillary items are available to purchase by separate negotiation.

AGENTS NOTE SIX

We are advised by our vendors that they have been told by the site owners that the chalet can now be used for commercial holiday letting purposes

AGENTS NOTE SEVEN

Please also be aware that on any re-sale of the park home 10% plus VAT of the sale price would be payable to the site owner.

DIRECTIONS

From Helston, take the A3083 towards the Lizard Peninsula. Carry on along this road towards the Lizard, passing through Cury Cross Lanes. Just after the sharp bends continue uphill and the Franchis Holiday Park will be signposted on the left-hand side. Drive into the site and follow the road to the right hand side of the main building ahead of you. Continue through the security gate (key coded) and take the next left. Continue along and 'The Palms' is the corner plot on the left hand side.

VIEWING

To view this property, or any other property for sale, please call the number on the reverse of these details.





MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

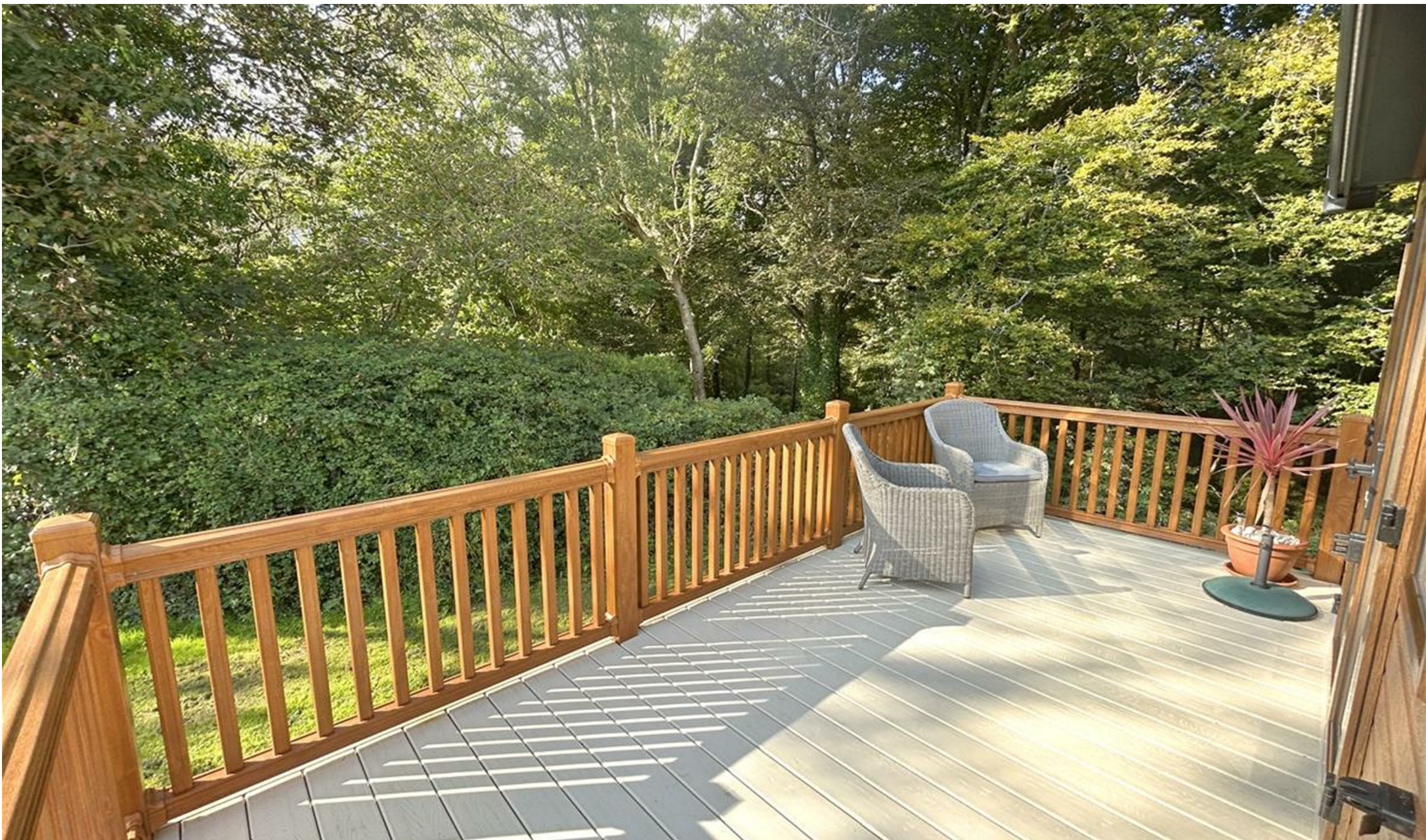
24th September 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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