



The ABI Kielder, Newperran Holiday Resort, Newquay, TR8 5QJ

**david ball**  
Agencies

The stunning ANI Kielder holiday lodge is the perfect place for the whole family to relax and make themselves at home. With the beautiful roomy open plan living space including patio doors allowing you to bring the outside in. The fully equipped kitchen offers everything you need to cater for family and friends and then to retire after to play games or just watch television on the cosy sofas. With three stylish bedrooms, the principal offering a walk in wardrobe space, this lodge offers the ideal home from home experience.

## Asking Price £164,995 Leasehold

### Key Features

- ABI KIELDER LODGE 3 BED
- A few miles away from the famous Perranporth Beach
- Ready from April 2022
- Includes Skirting and Decking
- Private Parking
- Newperran Holiday Resort
- Luxury Lodges
- Fully Furnished
- Option for Hot Tubs and Electric Car Port
- Sea Views

### LOCATION

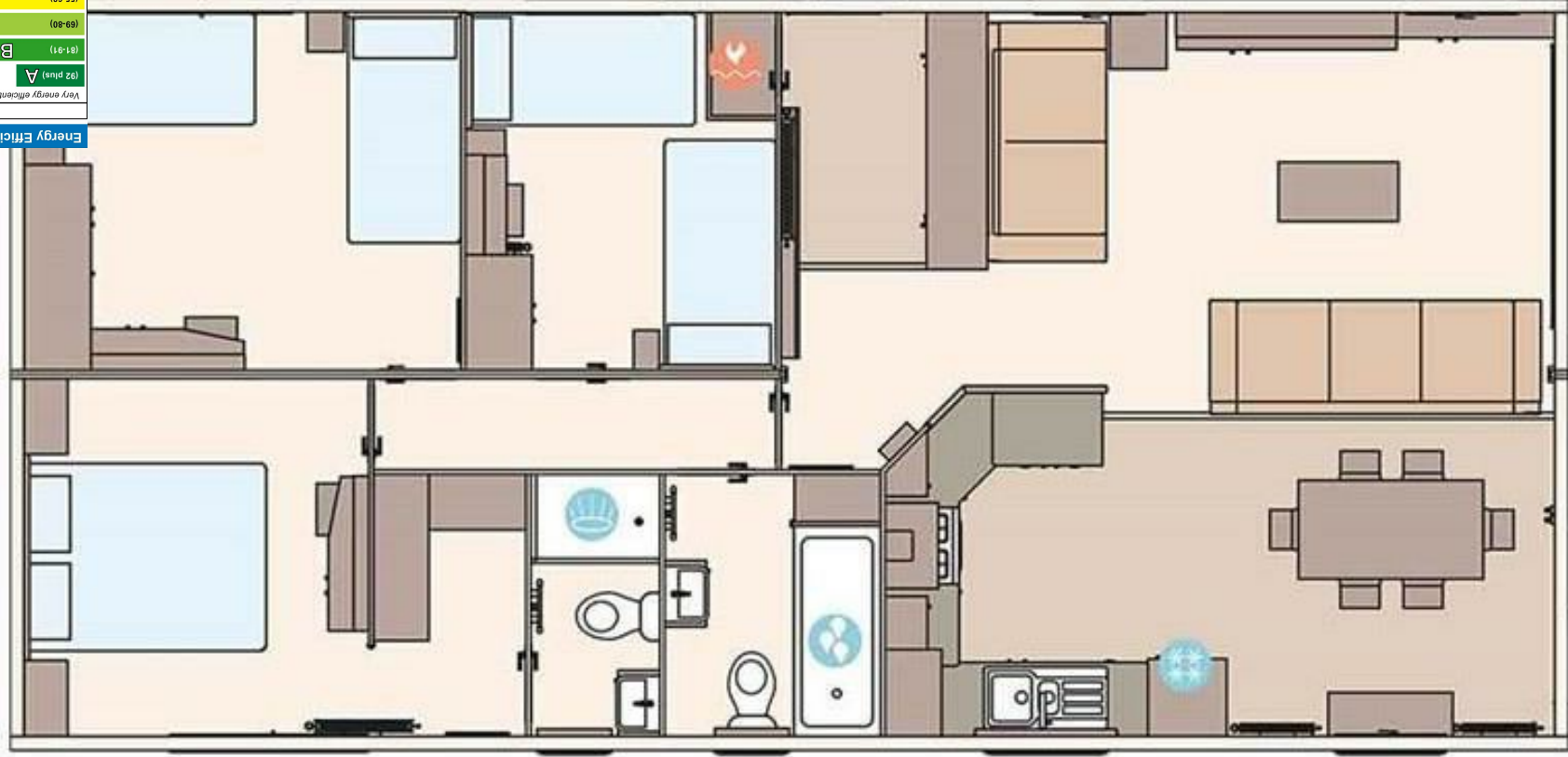
Situated on the outskirts of the village of Goonhavern set in a central location just a short drive from the main A30 giving easy access to all Cornwall has to offer. Located just two miles from the glorious beach at Perranporth and within six miles of Crantock, Holywell Bay and the numerous beaches, bays and coves of Newquay and surrounding areas. The Cathedral City of Truro is within eight miles where you can find an extensive range of high street shops, fashionable boutiques and independent stores, along with a fine selection of bars, cafes and restaurants.

The village itself boasts a village store/post office, barber, garden centre and the popular New Inn public house/restaurant located in the centre of the village. The circular walk on the highest dune system in Britain is but a short distance away and leads you to the chapel known as the lost church. This chapel dates from Celtic times and was lost in the dunes for nearly 1000 years.

Whether its relaxation your are after or something more adventurous, Newperran offers something for everyone. Its rural countryside walks close by, skate park and adventure play for the younger members of the family, heated indoor pool and bar and eatery all makes for the perfect break.







**Energy Efficiency Rating**

Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	

England & Wales  
EU Directive 2002/91/EC

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