



14 Gull Rocks Beach, Holywell Bay, Newquay, TR8 5PW

david ball
Agencies

A rare opportunity to purchase a luxury holiday home on the beautiful exclusive site of Gull Rocks Beach perched above the coastal paradise of Holywell Bay which is steeped in Cornish heritage. This luxury lodge is truly a home from home designed with your comfort in mind. There is a resin sun deck with incredible views over Holywell Bays dunes and the famous Gull Rocks and is the perfect area to unwind after a day splashing around in the surf. The park homes also offers off street parking and 24 hour security gates. With this lodge being holiday use only you also do not pay Council Tax. Viewing is highly recommended.

Asking Price £299,000 Leasehold

Key Features

- Luxury Holiday Home 50" x 22"
- Sought After Location
- Two Contemporary Bathrooms
- Hot Tub
- Private Parking
- Exceptional Dunes, Beach and Sea Views
- Three Double Bedrooms
- Attractive Open Plan Living
- Luxury Raised Deck Area
- The Lodge is Constructed to BS 3632 Residential Standard

LOCATION

The Village of Holywell Bay occupies approximately one mile of golden sandy beaches two historic public houses including the St Piran Inn situated on the edge of the sand dunes and the picture perfect thatched 13th Century Treguth Inn.

Not only is Holywell Bay a famous surfing beach it has also been the Hollywood home to iconic films and popular TV drama such as the BBC's Poldark, James Bond and Game of Thrones. Not forgetting its mysterious and magical cave with its spring fed natural fresh water well, which has been carved out by the action of the waves.

Golfers are also well catered for with an excellent selection of courses at Holywell Bay and the links courses of Perranporth and Newquay. Newquay also offers a wide range of high street multiples, supermarkets and award winning restaurants to include Rick Stien at the world famous Fistral Beach.

ACCOMMODATION IN DETAIL





HALLWAY

Open and airy hallway with cloakroom and seating area. This flows into the:

KITCHEN

Modern fitted kitchen with a range of wall base and drawer units and breakfast island with chairs. Undercounter sink with mixer taps. Integrated bosch dishwasher. Free standing bosch American style fridge/freezer. Double bosch oven with five ring gas hob and stainless steel extractor hood over. CDA wine cooler.

LOUNGE/DINER

Double glazed by fold doors opening onto the private raised area enjoying the incredible views over Holywell Bay Dunes, the Atlantic and beyond. Two double glazed window to the side aspect. Radiator. Navy toned furniture including two sofas, an arm chair and a dining table and chairs. Solid oak flooring throughout. Panasonic smart TV.

BEDROOM ONE

Large double glazed window to the side aspect. Radiator. Fitted bedroom furniture including, king-size bed, bedside cabinets, dressing table and large fitted double wardrobes. Access into the En-suite. . Panasonic Smart TV.

EN SUITE

Obscure double glazed window to the side aspect Double shower unit with dual shower head and screen. Low level WC with dual flush. Double wash hand basin set within vanity unit with mixer tap.

BEDROOM TWO

Double glazed window to the side aspect. Radiator. Fitted bedroom furniture including two single beds, bedside table and fitted wardrobe.

BEDROOM THREE

Double glazed window to the side aspect. Radiator. Fitted bedroom furniture including bunkbeds, and sofa. Storage cupboard. Panasonic Smart TV. this room doubles up as a "day" room.

BATHROOM

Obscure double glazed window to the side. Panel bath with dual overhead shower and screen. Low level WC with dual flush. Wash hand basin set within vanity unit with mixer tap.

EXTERIOR

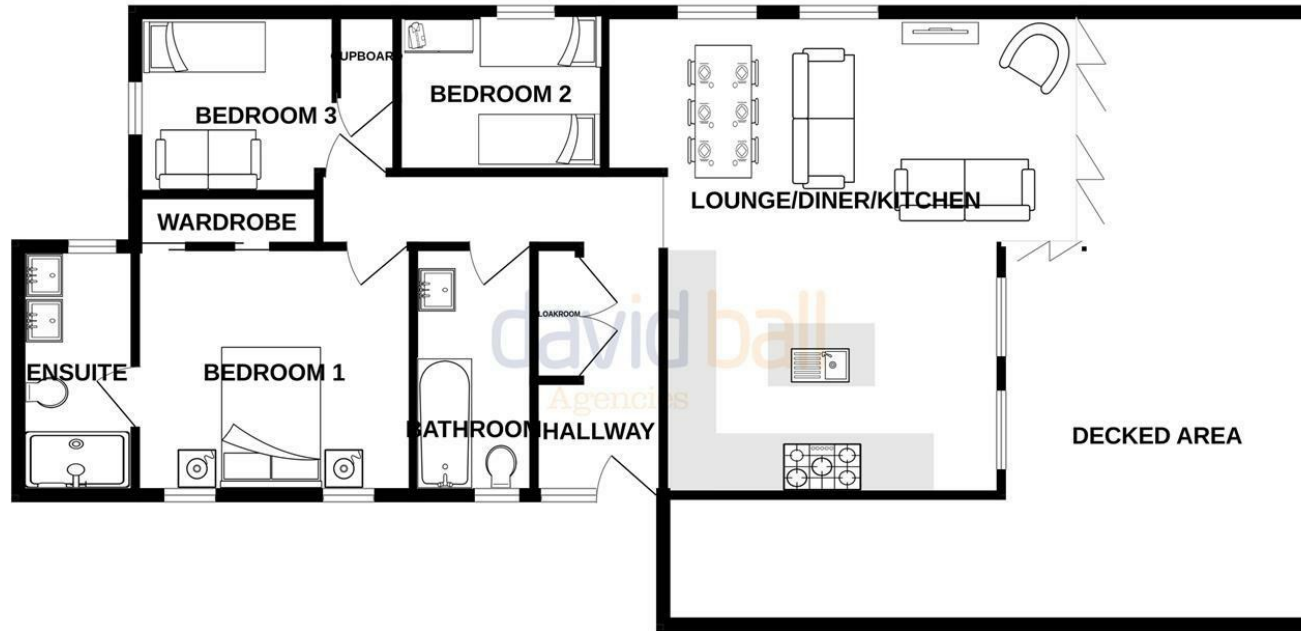
Large private raised resin area enjoying the incredible views over Holywell Bay Dunes, the Atlantic and beyond. Fully equipped hot tub and seating area. To the front there is two allocated parking spaces.

ASSOCIATED FEES

Site Fees: £6541

32 Years left on the lease

GROUND FLOOR



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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	

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