




Price £250,000

A wonderful oak framed, three double bedroom, two bathroom lodge located at Inny Vale holiday site in North Cornwall. The property is freehold with year round usage and low maintenance costs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		106
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Description

Located at InnyVale in Davidstowe, we are pleased to present this large three bedroom, two bathroom oak framed lodge with open plan lounge, kitchen, and dining area. The property is in lovely condition and is a credit to the present owners. Every room has oak beamed ceilings and oak framed double glazed windows. The kitchen is modern with built in washing machine and dish washer. There are two bathrooms. Downstairs is a large wet room, and upstairs is a family bathroom with a modern suite.

Access is via a small wooden hand gate, along a paved pathway to a solid oak front door.

Open Plan Lounge/Kitchen/Dining

20'10" (6.35m) x 17'3" (5.26m) A large comfortable space with quality oak flooring and oak beam ceiling. Oak framed double glazed windows to the front and rear aspects and patio doors with side panels to the side aspect.

The dining area has plenty of room for a 6-8 seat dining table (included) and is located next to a modern white kitchen with solid wood 'butchers block' worktops. There is an inset stainless steel sink with mixer tap, and four ring ceramic hob with electric oven under and stainless steel extractor hood over. The kitchen has a built in washing machine and dishwasher.

Doors lead to the downstairs bedroom, wet room, and under stairs cupboard housing the modern hot water tank. A turning oak staircase leads to two bedrooms and family bathroom. Heating is by two thermostatic controlled electric radiators.

Downstairs Bedroom

11'1" (3.38m) x 9'2" (2.79m) Light and bright double bedroom with oak beam ceiling. Window to the front and side aspects. Thermostatic radiator.

Wet Room

8'5" (2.57m) x 6'9" (2.06m) Max Spacious fully tiled room with rain shower and glass splash screen. Low level WC and wall mounted sink. Heated towel rail. Window to the rear aspect. Illuminated mirror.

Bathroom

Good sized bathroom with oak beam roof line ceiling with a Velux window to the rear aspect. Tile panelled bath with mix shower over and glass splash screen. Low level WC and wall mounted sink. Heated towel rail.

Master bedroom

12'7" (3.84m) x 12'6" (3.81m) Max Very impressive room with oak beam vaulted ceiling, Velux windows to the front and rear aspects and further window to the side aspect. Built in wardrobe and further eve storage. Thermostatic radiator.

Bedroom two

10'8" (3.25m) x 10'6" (3.2m) Max Impressive oak beam vaulted ceiling with Velux window to the side aspect and further window to the front aspect. Eve storage. Thermostatic radiator.

Outside

Scandinavian styling with a steep pitched and tiled roof. Weathered oak boarding to all sides giving the lodge a very pleasant patina.

The property has two gravel parking spaces to the side and a small picket fence which surrounds at the boundary adding a good level of security for small children. A paved pathway leads from a small wooden hand gate, firstly, to the solid oak front door and then around to a patio area at the side, located outside the patio doors. There is a small planting area to the front with various shrubs and plants which gives way to a lawn that stretches around the side and to the rear. Here there is a 6m long outside storage lean-to which is very handy for bikes etc.

Agents notes

This lodge is quite unique in the holiday sector being freehold and as such is not liable for any ground rent. There is a maintenance fee which is low at £365.00 per quarter and takes care of all the grounds and the exterior of the lodge. If run as a holiday let there would be no council tax to pay either.

Inny Vale is a very tranquil country park set next to the river Inny and has lovely countryside views surrounding. A very popular holiday destination given its central location and easy commute to some of North Cornwall's most popular beaches and towns such as Tintagel, Boscastle, Wadebridge, and Bude, to name but a few. The lodge can easily accommodate from six to eight people.

