



- Three double bedrooms
- Private parking
- WiFi controlled heating system
- Fitted kitchen
- All furniture included
- Elevated position with views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Price £68,000

A spacious detached self-contained Scandinavian-style holiday lodge with open-plan triple aspect kitchen/lounge/dining room, three bedrooms and bathroom. The lodge benefits from a wifi controlled heating system.

All furniture included.



Description

A spacious detached self-contained Scandinavian-style lodge with open-plan triple aspect

kitchen/sitting/dining room, three bedrooms and bathroom. The lodge benefits from wood effect uPVC double-glazed windows and doors, WiFi connected radiators, and parking. Outside, the lodge enjoys a private patio with included patio furniture.

Situation

Located on a hillside in the grounds of the Lanteglos Country House Hotel, set within fifteen acres of beautiful gardens and woodlands - the name derives from the Parish Church of St. Julietta, which sits prominently within the valley (Old Cornish: `Nant Eglos`, meaning `Church Valley`).

Located a short distance away, Bowood Park Golf Club, winner of `Golf Monthly Magazines Gold Course Award` for the western region, which offers a 72 par course set over 230 acres of rolling hills and woodland, a ten bay covered driving range, large putting green and a chipping green.

The ancient town of Camelford is located approximately 1.5 miles away, straddling the A39 Atlantic Highway and the River Camel - from which it gets its name. Historically, the town was part of an old medieval trading route and became an important centre of commerce - now the popular town offers a range of shopping and leisure facilities, schools for all ages, public houses and churches of various denominations. Lanteglos also makes for an ideal base of which to explore the dramatic north Cornish coastline with the popular coastal villages of Trebarwith. Padstow, Polzeath, Port Isaac and Rock being approximately: Trebarwith - 4 miles Padstow - 17.5 miles Polzeath - 11 miles Port Isaac - 8 miles Rock - 11.5 miles. Bodmin moor is also a short drive away, ideal for walking and exploring. To the North there are the popular holiday hotspots of Bude and Widemouth.



Lounge /Kitchen/Diner

19'4" (5.89m) x 13'1" (3.99m) Max KITCHEN AREA

Integral electric hob with extractor and light over. Integral electric oven. Sink and drainer. Two double glazed windows to the side. Double glazed patio doors to the terrace. Room for table and chairs (Included in sale)

LOUNGE AREA

Space for three piece suite (included). Double glazed windows to the front and side with views over the park. Timber clad walls. WiFi controlled radiator, Vaulted ceiling. Two further high level windows provide extra light. Stairs to the first floor. The dining area has plenty of room for the included 4 - 6 seat dining table.

INNER HALL WiFi controlled radiator. Doors to bathroom and two bedrooms.

Bedroom 1

10'11" (3.33m) x 10'0" (3.05m) Max Double room with timber clad walls and ceiling.

Built-in wardrobes; Double glazed window to the side with views.

Bedroom 2

11'8" (3.56m) Max x 7'9" (2.36m) Double room with timber clad walls and ceiling. Built-in wardrobe and dressing table. Double glazed window to the side with views.

Bedroom 3

10'8" (3.25m) Max x 10'0" (3.05m) Max Located on the first floor, accessed from the stairs in the lounge area. Timber clad walls and sloping ceilings. Twin room with double glazed window to the rear with views. Storage cupboard containing the hot water cylinder.

Bathroom

7'9" (2.36m) x 5'6" (1.68m) White suite comprising a panelled bath with shower over, pedestal wash hand basin, and low level WC. WiFi controlled Radiator. Tiled floor. Opaque window to the side aspect.

Agents Notes

This is an excellent lodge with upgraded WiFi controlled radiators heating. The Lodge has its own parking space to the rear. This lodge has been priced to sell quickly so dont delay your viewing! Book today!

