

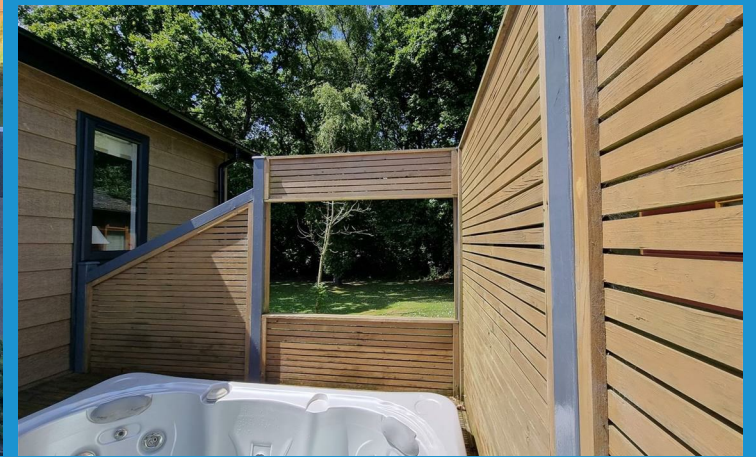


Willow Bay Country Park

Whitstone | Cornwall



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*** Viewings by appointment only ***

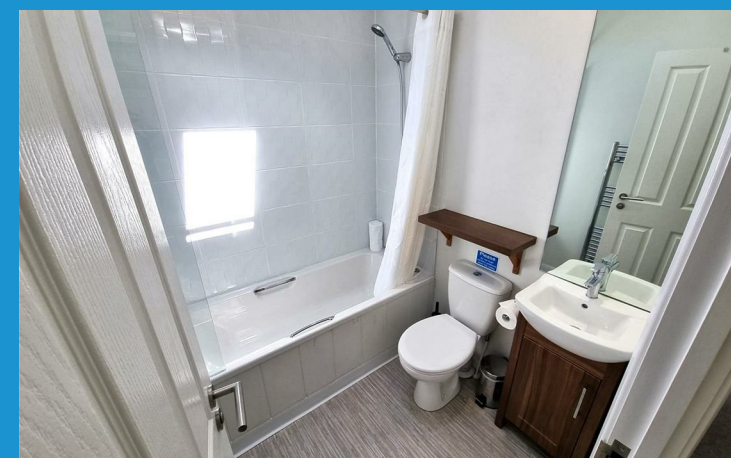
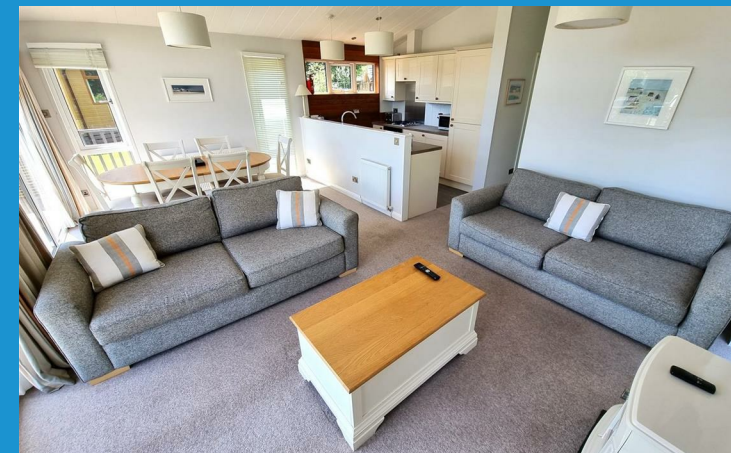
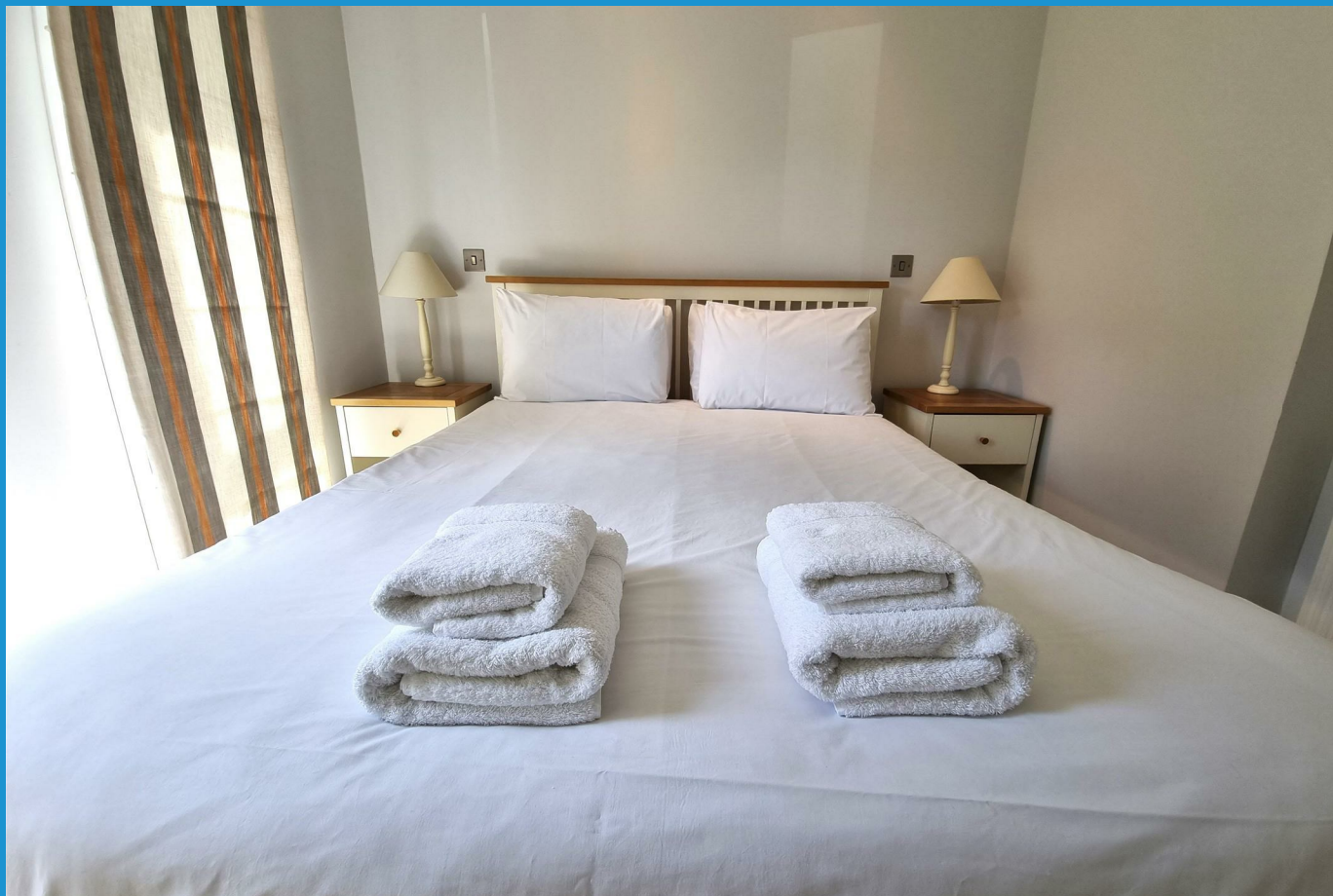
Located close to the North Cornish coastline is this immaculate 2 bedroom (1 en-suite) detached holiday lodge.

The property is located on the popular holiday park of Willow Bay Country Park which offers great access to the coast, moors and various popular market towns. The property comes fully furnished together with an large decked area along with Hot Tub. The property has many everyday conveniences including central heating and composite elevations for ease of maintenance and will make the perfect holiday retreat or investment opportunity.

Overlooking the decked area at the front of the property are two sets of French doors leading out from an open plan Kitchen/Living/Dining area inviting in plenty of natural light in to fill the room. The Kitchen area of the property is filled with a range of eye and base level units together with a range of integral appliances. There is a vaulted ceiling throughout the living space keeping an open and airy feel. This whole area is very well presented with modern fixtures and fittings together with natural décor.

There are 2 bedrooms in total. The master which is the largest of the two comes with adjoining en-suite and built in storage. Bedroom 2 is a generous twin room with space for freestanding storage. The family bathroom has a matching three piece suite and Velux window inviting in plenty of natural light. Wrapping around the reception area is a large enclosed decked area, perfect for BBQ's or Al Fresco dining. Tucked away down the side of the property is a hot tub, perfect for relaxation. There is also parking for the lodge to the left hand side of the plot.

Willow Bay Park provides an ideal base for exploring the counties of Devon and Cornwall, being a short drive from the market town of Holsworthy, with its range of amenities and regular market day and the coastal town of Bude.



Situation

Willow Bay Park provides an ideal base for exploring the counties of Devon and Cornwall, being a short drive from the market town of Holsworthy, with its range of amenities and regular market day and the coastal town of Bude, which has a wide range of facilities including supermarkets, shops, restaurants, leisure centre, swimming pool, local hospital and, of course, beaches. Popular tourist places such as Crackington Haven, Boscastle, Tintagel and Clovelly are all within a short drive. The park is set in 11 acres of natural woodland.

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Open Plan Living/Kitchen/Diner
19'0" max x 15'10" max (5.81m max
x 4.85m max)

Bedroom 1
12'4" x 9'3" (3.76m x 2.82m)

En-Suite
7'1" x 3'6" (2.16m x 1.09m)

Bedroom 2
9'3" 9'1" (2.84m 2.77m)

Bathroom
6'2" x 5'6" (1.88m x 1.70m)

Services

Mains Electricity and Water.
Private Drainage.
LPG Gas Central Heating.
Starlink internet connected to the
lodge.

Agents Note

The lease expires in April 2066.
The ground rent for the property is
approximately £5250.00 per year
this includes the service charge.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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