



# Willow Bay Country Park

Whitstone | Cornwall



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\*\*\* Viewings by appointment only \*\*\*

Located near to the rugged North Cornish coastline is this well looked after 2 bedroom (1 en-suite) detached holiday unit. The property is located in a tucked away plot on the popular holiday park of Willow Bay Country Park. Willow Bay Country Park offers great access to the coast, moors, and a variety of popular market towns. The property will come fully furnished together with a sizable decked area. The property has everyday conveniences including central heating making for the perfect holiday retreat or investment opportunity.

Overlooking the decked area there is a spacious open plan kitchen/sitting/dining area where a French doors invite natural light to fill the room. There is an arched ceiling throughout this reception area. The kitchen is fitted with a range of modern eye and base level units together with a range of integral appliances. This whole area is very well presented with modern fixtures and fittings together with neutral modern decor.

In the lodge there are 2 bedrooms in total. The master is a good size double with an en-suite and walk in wardrobe providing plenty of storage space. Bedroom 2 is a comfortable twin room with a view. The family bathroom has a matching 3-piece suite. Wrapping around the reception end of the property is an enclosed deck ideal for outside dining. This deck adjoins the French doors for the sitting/dining room. To the side of the property is an allocated parking space.

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.





## 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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**Living Area**  
15'6" x 12'10" (4.72 x 3.91)

**Dining Area**  
8'5" x 6'2" (2.57 x 1.88)

**Kitchen Area**  
8'8" x 7'9" (2.64 x 2.36)

**Boiler Room**  
4'4" x 2'6" (1.32 x 0.76)

**Bedroom 1**  
10'8" x 9'4" (3.25 x 2.84)

**Dressing Room**  
5'7" x 3'10" (1.70 x 1.17)

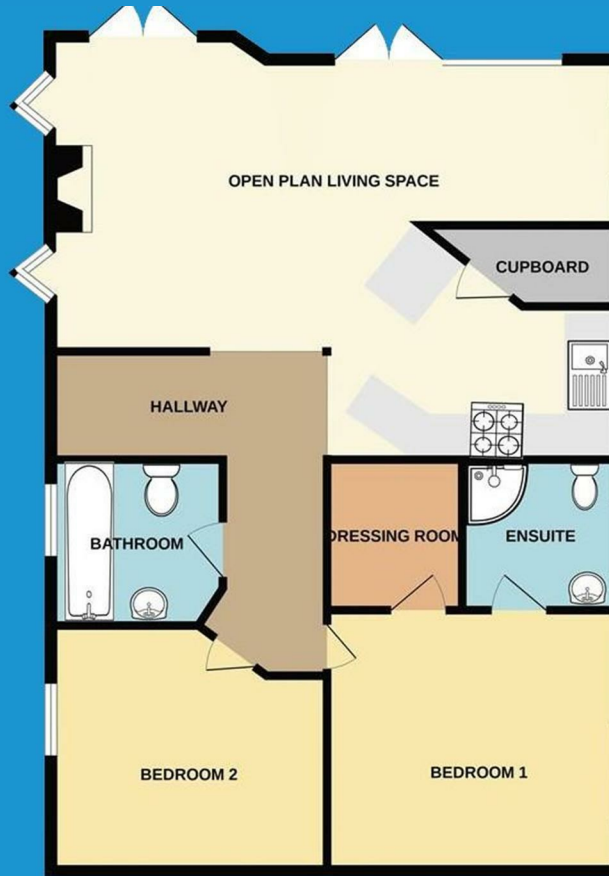
**En-Suite**  
5'6" x 4'11" (1.70m x 1.52m)

**Bedroom 2**  
9'4" x 7'8" (2.84 x 2.34)

**Bathroom**  
6'3" x 6'0" (1.93m x 1.85m)

**Services**  
Mains Electricity and Water.  
Private Drainage.  
LPG Gas Central Heating.

**Site Information**  
The lease expires on TBC.  
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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