



Willow Bay Country Park  
Whitstone | Cornwall





Located a stone's throw away from the North Cornish Coastline is this very well presented 2 bedroom (1 en-suite) detached holiday lodge. The property is located on the popular holiday park of Willow Bay Country Park and offers great access to the coast, moors, and various popular market towns.

The property has every day conveniences including central heating and composite elevations for ease of maintenance and will make a perfect holiday retreat or investment opportunity. Overlooking the decking area there is a spacious open plan kitchen/sitting/dining area where 2 French doors invite plenty of natural light in to fill the room. The kitchen is fitted with a range of modern eye and base level units together with a breakfast bar making for a great social space. This whole area is very well presented with modern fixtures and fittings together with neutral décor.

There are 2 double bedrooms in total. Bedroom 2 is a comfortable twin room with fitted wardrobe. The master is a good size double with a view to the side as well as an en-suite shower room and built in storage. The family bathroom has a matching 3-piece suite. Wrapping around the reception end of the property is an enclosed deck ideal for dining al fresco. This deck adjoins the French doors for the sitting/dining/living room. To the one side of the property there is allocated parking for the lodge.



## 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.

**Living/Dining Area** 15' 6" x 14' 4"  
(4.73m x 4.37m)

**Kitchen Area** 10' 6" x 7' 5"  
(3.21m x 2.28m)

**Bedroom 1** 9' 9" x 8' 3" extending to 11' 4"  
(2.99m x 2.52m extending to 3.47m)

**En-Suite** 7' 6" x 3' 10"  
(2.29m x 1.18m)

**Bedroom 2** 9' 5" x 7' 5"  
(2.88m x 2.27m)

**Bathroom** 7' 11" x 4' 10"  
(2.42m x 1.49m)

#### Services

Mains Electricity and Water.  
Private Drainage.  
Gas Central Heating.

#### Site Information

The lease expires in 2060.

The ground rent for the property is approximately £5062.80 per year this includes the service charge.

# Floorplan to Follow



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. V085

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