



Lodge 21 Willow Bay Country Park  
Whitstone | Cornwall



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Nestled on the edge of the historic Hilton Woods with its medieval fortification earth works which are still just visible. This very peaceful spot on the edge of the woods is a perfect place to unwind whilst enjoying the hot tub, nature and wildlife that surrounds you.

The lodge itself benefits from a spacious open plan kitchen living and dining space. The two sets of french doors offer access to the decking, hot tub and alfresco dining area whilst allowing light to flood this well appointed lodge.

There is a large master suite offering plenty of storage opportunities, vaulted ceilings and large ensuite shower room equipped with fully tiled shower single basin and toilet. The second bedroom is arranged as a twin room, which also benefits from an ensuite bathroom with full size bath with shower over, single basin and toilet. This spacious lodge has a private single parking space adjacent to the property and use of the main car park for guests vehicles.



### 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.

### Directions

The postal code for the site is EX22 6TW. From Bude proceed east on the A3072 towards Holsworthy. At Red Post, turn right signposted Launceston. Just before the village of Whitstone take the right hand turn into a small lane and proceed along this and down the hill. The entrance to Willow Bay Country Park will be found approximately 3/4 mile from this turn on the right hand side.

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## Kitchen/Lounge/Diner

26'1" narrows to 12'2" x 18'7" narrows to 9'3"

## Bedroom 1

12'5" x 11'10"

## En-Suite

8'10" x 4'1"

## Bedroom 2

11'2" x 9'3"

## En-Suite

6'8" x 5'6"

## Services

Mains Electricity and Water.

Private Drainage.

LPG Gas Central Heating.

## Agents Note

This lodge is 5 years old with the remainder of a 50 year lease left.

The ground rent & service charge for the property is approximately £5250.00 per year.



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.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)  
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