



Lodge 30a Willow Bay Holiday Park  
Whitstone | Cornwall



Town • Country • Coast



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.

You enter the property into the open-plan Kitchen/Dining/Living area ideal for family entertainment with its vaulted ceilings and cathedral style windows the space is filled with natural light. The Kitchen is equipped with modern eye and base level units as well as integral dishwasher, washer/dryer and space for a free standing fridge freezer. The living/dining area again offers ample space for all activities. Off of the Living space are two double bedrooms and family bathroom. The second bedroom offers pleasant views over the surrounding countryside. The Family bathroom is modern and includes a matching three piece with shower over bath. The Master bedroom is very generous in size, offering a walk through dressing area as well as en-suite.

Outside the lodge offers a large decking area providing an ideal area for al-fresco dining and summer evening entertainment. The decked area also houses the hot hub which is perfect for relaxing of a weekend. Willow Bay Park provides an ideal base for exploring the counties of Devon and Cornwall, being a short drive from the coastal town of Bude with several beaches, rigged coastline and thriving town center.



### 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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## Entrance

## Kitchen

13'1" x 9'2" (4.00m x 2.81m)

## Living/Dining Area

21'0" x 13'10" (6.41m x 4.22m)

## Bedroom 1

12'2" x 10'2" extending to 18'4" x 4'9"  
(3.71m x 3.12m extending to 5.59m x 1.46m)

## Bedroom 2

10'2" x 10'1" (3.12m x 3.08m)

## Bathroom

5'10" x 7'5" (1.79m x 2.28m)

## En-suite

7'3" x 5'11" (2.23m x 1.82m)

## Services

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

## Site Information

The lease has 39 years remaining.  
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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