



Foxgloves

7 Glastannen, St Tinney Farm, Otterham, Camelford, Cornwall, PL32 9TA

KIVELLS

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£165,000 Guide Price

Immaculately presented, detached two bedroom holiday lodge

Enjoying a quiet and peaceful setting close to the coast

Generous wrap-around sun terrace, ideal for outdoor seating and entertaining

Subject to a 12 month holiday occupancy restriction

Located on a family-run resort with a range of on-site facilities

Easily accessible from the A39 Atlantic Highway

EPC Rating: TBC

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Situation

St Tinney Farm is situated within the small hamlet of Otterham, approximately one mile from the A39 'Atlantic Highway', providing excellent access north to the coastal towns of Bude, Bideford and Barnstaple, and south to Camelford, Wadebridge and further into Cornwall. Camelford, approximately 7 miles distant, offers a good range of local amenities including shops, a doctors' surgery, dentist and a well-regarded secondary school.

Approximately 15 miles to the south lies the historic market town of Launceston, offering a comprehensive range of shopping, business and leisure facilities, together with primary and secondary schooling, healthcare services and access to the A30 dual carriageway, linking to the M5 motorway at Exeter.

The popular coastal resort of Bude is approximately 12 miles away, whilst the rugged North Cornish coastline is within around 5 miles, providing access to the South West Coast Path and a wealth of scenic coastal walks.

THE SITE

St. Tinney Farm is located on the outskirts of the ancient small hamlet of Otterham in North Cornwall, a 34 acre private rural estate of rolling farmland, just 4 miles from the sea and some of the best sandy and surfing beaches in the UK. The site offers a safe, peaceful and family orientated holidays, with high quality accommodation and facilities, with something for everyone, bar & restaurant, games room (pool table, table football, table tennis, WIFI), nature trails, sand pit, play areas, ride on toys, swimming pool and five small coarse fishing lakes.

DESCRIPTION

Occupying an elevated position with stunning views across the rural landscape, is this bespoke two-bedroom holiday home. Immaculately presented throughout, Foxgloves briefly comprises a utility room, lounge, well-appointed kitchen / dining area, two double bedrooms (one ensuite) and a shower room. Outside the lodge benefits from a large composite decking area that runs the front and side perimeters of the lodge, along with ample off road parking.

ACCOMMODATION

Entrance via a uPVC part-glazed door into: -

UTILITY ROOM

A range of base and larder style units with a work surface over incorporating a stainless steel sink and drainer unit with mixer tap and tiled splash back. Integral washing machine and access to the wall mounted boiler. Timber effect flooring, radiator, extractor fan and spotlights.

LOUNGE

Light and airy reception room with blinds and curtains to all windows and French doors. Simplex Optimyst electric stove and centrally heated radiators. Wall mounted tv and lounge suit comprising a three seater settee, two seater settee and armchair, coffee table, console table and nest of tables. Fitted carpet.

KITCHEN / DINING AREA

A range of high-quality wall and base units with a work surface over incorporating a stainless steel 1.5 bowl sink and drainer unit with mixer tap. Integrated appliances include a dishwasher, fridge / freezer, electric oven and gas hob with extractor hood above. uPVC double glazed window and space for an extending dining table and four chairs.

HALLWAY

Fitted carpet, full length mirror and radiator. Access to: -

BEDROOM ONE

Light and airy double bedroom with a uPVC double glazed window with privacy blind and curtains. Bedroom furniture including a King-size bed, wardrobe, dressing table with stool, two bedside cabinets and wall-mounted TV. Centrally heated radiator and fitted carpet.

EN-SUITE

Modern suite comprising a low level W.C, vanity wash hand basin with storage below and walk in double shower cubicle with rainfall and detachable showerheads. Spotlights, timber effect flooring, heated towel rail and obscured uPVC double glazed window.

BEDROOM TWO

Currently arranged with two single beds and two bedside cabinets. uPVC double glazed window with privacy blind and curtains. Wardrobe, chest of drawers and wall mirror. Centrally heated radiator and fitted carpet.

SHOWER ROOM

Modern suite comprising a low-level W.C, double shower cubicle with rainfall and detachable showerheads and vanity wash hand basin with storage below. Obscured uPVC double glazed window, timber effect flooring and heated towel rail.

Outside

Low maintenance wrap around composite decking provides a superb outside entertaining area with pleasant rural views. There is ample off road parking and excellent space between the lodges rarely found on similar sites.

Services

Mains metered water, electric and gas. Drainage via site private Disposal system.

Agent's Note

The property is restricted to holiday use for 12 months of the year. The property benefits from a 125 year licence agreement which commenced in 2019. The property is sold fully furnished and equipped.

Site Fees

Annual site fee of £2,660 (incl. VAT). Must be confirmed by the purchasers legal advisor.

Directions

What3Words – [///camp.rash.lilac](https://www.what3words.com/camp.rash.lilac)

Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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