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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

3 OAKRIDGE, ST. MELLION, SALTASH, PL12 6UY

PRICE GUIDE £200,000





OVERLOOKING THE 12th FAIRWAY - A detached lodge style house in an exclusive estate adjacent to the award winning St Mellion International Golf Resort. About 880 sq ft, 432 sq ft Open Plan Living Room/Kitchen, 2 Double Bedrooms (Both Ensuite), Sun Deck and Balcony, Parking, Communal Gardens, Holiday Restriction, Successfully Holiday Let.

CARGREEN YACHT CLUB 5 MILES, SALTASH (A38) 6 MILES, PLYMOUTH 12 MILES, WHITSAND BAY 14 MILES, FOWEY 28 MILES, POLZEATH 41 MILES

DESCRIPTION

3 Oakridge is located in a premium location within this small and exclusive estate, from this elevated position the property commands a stunning prospect over the 12th fairway of the Nicklaus Signature Course and the surrounding natural wooded landscape, allowing an awe inspiring and distracting vista from the living space and balcony. There is an abundance of observable natural flora and fauna surrounding the lodge.

This detached lodge style house is presented to a superb contemporary standard and is designed with reverse level accommodation, allowing the upper level the advantage of the fine views and with level garden access at both ground and first floor levels. The property is of interesting architectural appeal and is ideally suited to investors and those seeking a rural retreat with the ability to enjoy the facilities that the adjacent 4 Star St Mellion International Golf Resort offers, including its highly popular restaurant, leisure and spa facilities.



The main feature of the house is the open plan principal living room with partially vaulted ceiling, open fireplace and French doors leading onto the balcony with fine views. The property was constructed in 1998. The occupancy is limited to the following use "the lodge shall be used for holiday purposes only and should not be used as the main residence for any person", we understand that there is no restriction on length of stay.

The floor layout is of reversed design with the accommodation demonstrated by reference to the floorplan and image portfolio.

LOCATION

The development of Oakridge lies in a sheltered valley on the southern edge of St Mellion Golf Course not visible from the public highway, and surrounded by open country and with direct access to the Golf Resort, despite the golf location this setting also appeals to nature lovers and lies in close proximity to the Tamar Valley AONB, the sheltered coastal waters of Whitsand Bay and historic properties including Pentillie Castle and Cotehele House.

This appealing and unusual setting comprises 20 lodges developed on a green field site about a mile from the villages of St Mellion and Pillaton, in the beautiful rolling countryside of South East Cornwall. Accessibility is good with the A388 Callington to Saltash road within a mile of the property giving quick access to the A38 & Plymouth.

OUTSIDE

The landscaped grounds are communally maintained. To the rear, and accessed directly from the kitchen area, is a decked patio/barbeque area (About 120 sq ft). There is ample communal parking.

EPC RATING - C

SERVICES - Mains water and electricity. Private sewerage treatment system.

HOLIDAY LETTING

3 Oakridge has been used by our clients for holiday letting for 19 years and is currently successfully let through Airbnb (4.8 out of 5 Rating) and direct with owner achieving an occupancy rate of about 60% and a gross income in the region of £25,000.

The property may be sold fully furnished and equipped (subject to negotiation) allowing its ongoing use as a second home or holiday let.







GOLF AND LEISURE MEMBERSHIP

We understand that golf and leisure memberships are available either individually (direct) or for guests (through OSMF), interested parties should make their own enquiries in this regard.

Clients notes:

This costs approximately £6000 and our clients have paid up until March 31 2027. This is included in the sale price.

Oakridge golf Package

You get 2 adult golf & 2 leisure memberships. The golf memberships give free use (for 2 people) of both the Nicklaus & Kernow courses.

Extra golfers receive the following discounts (Nicklaus 50%, Kernow 40%). There are also discounted buggy rates (contact the club for details)

You also receive 2 adult & 2 child leisure memberships, giving free access to the pools, gym, classes, tennis, sauna & hot tub passes.

Children must be aged 12 or under

Adult day passes cost £16.50 & Juniors/students (aged 16 and under or with Student ID) £8.20

You can also purchase 10 adult day passes for £140 & 10 Junior/student day passes for £70

This has a significant impact on both rental weeks & rental rates. The memberships could however be used just as personal memberships if new owners did not want to rent out. On expiry the owners could then just get (much cheaper) personal memberships for whichever facilities they wished to use.



TENURE

Leasehold. The property is held on a 999 year lease from June 1998. The freehold of the development is owned by OSM Limited with each property owner having 1 of 20 shares in OSM Limited. The current service charge is £2688 per annum which includes TV licence, window cleaning, ground maintenance, building insurance, sewerage and ground rent. The present owners do not pay rates on the property due to rate relief.

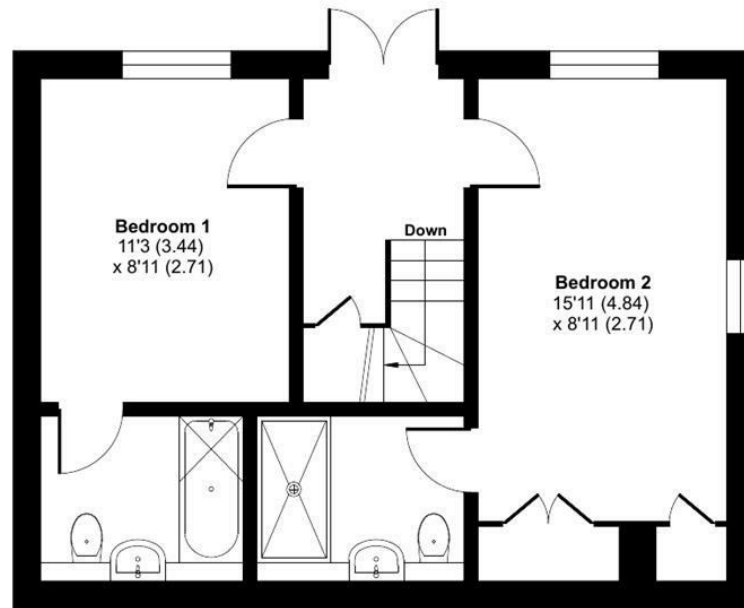
DIRECTIONS

Using Postcode PL12 6UY - the property will be found in the first block of five.

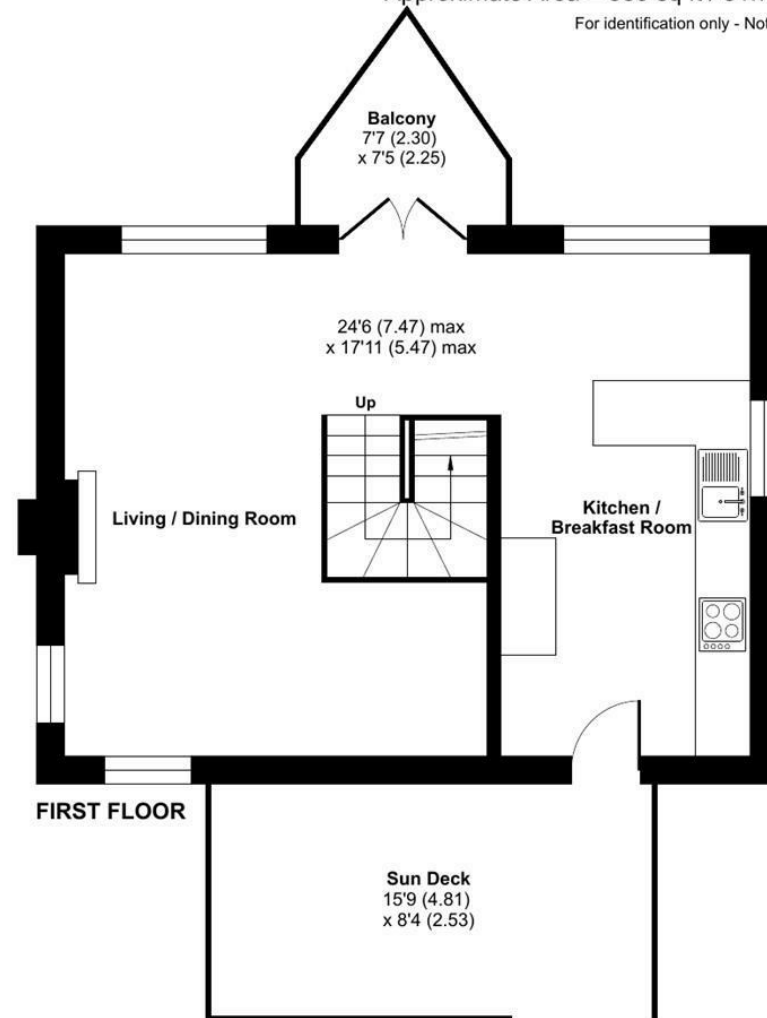
Oakridge, St. Mellion, Saltash, PL12

Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1383710

These particulars should not be relied upon.