

# Kittiwake Cottage Franchis Holiday Park

## Cury Cross Lanes, TR12 7AZ











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Kittiwake Cottage is a stunning single storey terraced property, perfect for those looking for a peaceful and comfortable holiday retreat in beautiful rural surroundings on the Lizard Peninsular. The open plan layout provides a seamless flow between the living and kitchen areas, creating a spacious and inviting atmosphere. The living area provides a great space to relax and unwind and the kitchen is modern and functional, making it easy to prepare meals and entertain guests. Both bedrooms are well proportioned and exude comfort and style. The second bedroom also doubles as a study/recreational space, and features built-in storage.

The good-sized shower-room is light and easy to maintain.

One of the highlights of Kittiwake Cottage is its expansive double-decking area at the front of the property, where guests can enjoy the rural outdoors, soak up the sunshine and dine out. The property will be sold fully furnished and is ready and waiting for someone to relax, unwind and enjoy the surrounding countryside, and/or to holiday-let privately, commercially or through the Holiday Park.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £120,000**

**Location**

Kittiwake Cottage is located in the rear private gated area of Franchis Holiday Park, which is centrally placed on Cornwall's beautiful Lizard Peninsula. The village of Mullion with its pubs, shops and historic harbour is only a short drive away, as well as the sandy beaches of Poldhu, Polurrian, Kynance Cove, and Gunwalloe Church Cove with nearby Mullion Golf Club; all connected by the South West Coast Path. Kittiwake Cottage, set adjacent to an open grassed area bounded by mature woodland and stream, makes a beautiful holiday home to retreat to, and is perfectly placed for exploring the wonderful scenery of West Cornwall and all that the South Cornish coast has to offer.

**Accommodation**

Open plan Living Room/Kitchen  
Bedroom One  
Bedroom Two/Study

Shower Room  
Decking Area

**Services**

Mains electricity, LPG gas, private water and drainage.

**Council Tax Band- A**

**Agents Note 1**

Our client has informed us that there is an 11 month occupancy restriction on the property and is thereby exempt from second home council tax surcharge. Our client also informs us that Kittiwake Cottage can be occupied for any 11 months of the year for periods of any length as the Holiday Park has a full 12 month licence.

The Lease states it must not be the owners main residence, and non-residential.

Commercial Holiday Letting is allowed, privately, via an agency, or through Franchis Holiday Park.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## Agents Note 2

This property is Leasehold and has a 999 year Lease which started in 2009.

There is an annual ground rent/service charge of £2,072 (£1,727 + VAT).

There are additional charges of £100 per annum for Building Insurance and £150 per annum for water/sewerage.

## What3Words

///bowls.fries.snug

## Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

## Proof of Finances

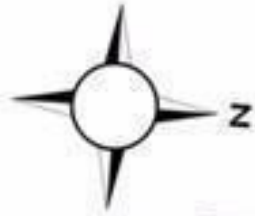
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>







# Kittiwake Cottage, Helston

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 39.0 sq. metres (420.1 sq. feet)

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



