



Lindon Lodge

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

KIVELLS

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£184,750 Guide Price

Detached two bedroom holiday lodge (40' x 20' Wessex)

Presented to a very high standard

Large wrap-around sun terrace

Twelve month holiday usage

Excellent family run resort

Quiet situation within close proximity of the coastline



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 a sunny, elevated private position with stunning views across rural landscapes is this bespoke two-bedroom holiday home. Lindon lodge is presented to the highest order with well-appointed kitchen and bathroom suites with additional storage space through a loft hatch in the hall. Outside the lodge benefits a large composite decking that runs the front and side perimeters of the lodge, along with off road parking for two vehicles.

Accommodation



ENTRANCE HALL / UTILITY ROOM

Range of shaker style wall and base units with roll top work surface incorporating a stainless steel sink and drainer unit with mixer tap, tiled splash backs with double cupboard above. Integral washing machine, access to the wall mounted central heating boiler and uPVC double glazed door. Timber effect flooring and spotlights. Access to loft with lighting and useful storage.

LOUNGE

Light and airy reception room with wood effect blinds to four uPVC side windows and curtains to front windows and French doors. Feature electric fireplace and central heating radiator. Wall-mounted FreeSat smart TV, space for living/dining furniture including large sofa/sofa bed, and upgraded extendable dining table. Hard wood flooring throughout.

KITCHEN / DINING AREA

A high-quality range of shaker style wall and base units with roll edge work surface incorporating a stainless steel sink and drainer unit with mixer tap and glass splash backs. Integrated appliances include concealed dishwasher, fridge / freezer, double electric oven and gas hob with extractor hood above. uPVC double glazed windows, ample space for family dining table and chairs and central heating radiator.

The patio doors lead out to a stunning composite decking area with wrap-around seating area and has been prepared in advance to take a hot tub if so desired.

BEDROOM ONE

Light and airy double bedroom with picture uPVC double glazed window with privacy blind. Bedroom furniture including King-size bed and wall-mounted FreeSat smart TV and central heating radiator.

EN-SUITE

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

BEDROOM TWO

Currently arranged as a double bedroom with Zip & Link SuperKing Bed, central heating radiator and uPVC double glazed window with privacy blind and wall mounted FreeSat smart TV. To include freestanding wardrobe and matching chests of drawers

BATHROOM

Modern suite of low-level W.C, bath with overhead shower and folding glass screen. Vanity wash hand basin with mixer tap and obscured uPVC double glazed window.

CONSTRUCTION

Built to BS3632 and protected by a ten-year Gold Shield structural warranty, high pitched tiled roof guaranteed for 40 years, uPVC double-glazing (ten year frame warranty and five year glazing warranty).

TENURE

Leasehold

AGENT'S NOTES

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

Outside

Huge low maintenance wraparound composite decking provides a superb outside entertaining area with reinforced decking and plumbing for hot tub, additional electric points to the front and driveway side, outside tap, FreeSat aerial and pleasant rural views. Off-road parking for two vehicles and excellent space between lodges rarely found on similar sites.

Services:

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

Site Fees

Annual site fee of £2,499 incl. VAT.

All the above site fees are given as a guide and must be confirmed by the purchasers' legal advisor.



EE Rating - TBC



Council Tax Band - TBC



Directions

What3Words – teamed.handed.threading



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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