

The Valley Cottage, 5 The Barns, Kenegie Manor Holiday Park, Gulval, Penzance, Cornwall, TR20 8YN

Marshall's
ESTATE AGENTS

















THE VALLEY COTTAGE, 5 THE BARNS, KENEGIE MANOR HOLIDAY PARK, GULVAL, TR20 8YN

£120,000 LEASEHOLD

A nicely presented three-storey granite barn conversion offering three bedroom accommodation with extensive rural views and parking in a popular park location on the outskirts of Penzance, near St Ives and Marazion.

*** THREE BEDROOMS * EN SUITE SHOWER ROOM/WC * SECOND BATHROOM ***

*** 19FT LOUNGE/DINING ROOM * WELL FITTED KITCHEN * POPULAR HOLIDAY SITE ***

*** LETTING POTENTIAL * ON-SITE FACILITIES * VIEWING ESSENTIAL ***

*** EPC = G * COUNCIL TAX BAND: RATED FOR BUSINESS USE ***

*** APPROXIMATELY 79 SQUARE METRES ***

Valley Cottage is a nicely presented successful holiday let enjoying a delightful location within the grounds of Kenegie Manor House and its leisure amenities. The property has use of the on-site facilities to include indoor heated swimming pool, tavern, tennis courts and putting green and is conveniently situated approximately 1 and a half miles from Penzance on the back road to St Ives, The accommodation comprises of open plan 19ft lounge/dining room, kitchen, two bedrooms and bathroom on the first floor and en suite bedroom on the second floor. The property is double glazed and heated via new electric heating system and would make an ideal investment.

EXTERNAL STAIRCASE: Perfect for al fresco dining with extensive views across the surrounding countryside, door to:

LOUNGE/DINING ROOM: 19' 0" x 15' 9" (5.79m x 4.80m) Exposed granite walls, french doors with adjoining panels and valley views, oil-filled radiator.

KITCHEN AREA: Range of base and wall units with one and a half bowl sink unit, adjoining worksurfaces, four base cupboards with drawers, four wall mounted cupboards, dishwasher, electric oven, extractor hood, fridge, microwave, window to the rear.

INNER HALLWAY: Staircase rising with cupboard under, stable door to the rear.

FIRST FLOOR LANDING: Window to the rear, doors to:

BEDROOM TWO: 12' 5" x 9' 10" (3.78m x 3.00m) Double glazed window to front with rural views, cupboard housing water tank, oil-filled radiator.

BEDROOM THREE: 8' 10" x 6' 7" (2.69m x 2.01m) Oil-filled radiator, double glazed window to front with rural views.

BATHROOM: Panelled bath with grips over, low level WC, pedestal wash hand basin, independent shower, chrome towel rail.

SECOND FLOOR

BEDROOM ONE: 13' 6" x 12' 9" (4.11m x 3.89m) Two Velux windows to front with the aforementioned rural views, oil-filled radiator, eave storage space, door to:

EN SUITE SHOWER ROOM: Tiled shower cubicle, wash hand basin, low level WC.

OUTSIDE: Communal parking.

SERVICES: Mains electricity, drainage and water.

DIRECTIONS: From Marshalls Penzance office proceed in an easterly direction along Chyandour Cliff, on the outskirts of town, turn left following the B3311 to St Ives, follow this road around through Gulval, continue on the road towards St Ives for approximately 1 and a half miles, on the left hand side is the entrance to Kenegie Manor, turn left into the drive leading into the manor and follow this road onto the site, bearing left at the far end before the Club House, follow this road under the archway into the courtyard into the parking area, the property is situated on the right hand side.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate roof. The property has a 12 months holiday occupancy close with maximum of 28 days for each stay.

CHARGES: Service charges: £2,227.87 plus VAT Ground rent: £515.09 + VAT Water and sewage: £46.91 + VAT Annual road charge: £434.28 + VAT

LEASE: 999 years set up on the 30th March 1989.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.