



Valley Lodge 56, Honicombe Manor Park, PL17 8JW

Callington

Offers in the Region of

£87,500





Bedrooms: 4

Bathrooms: 2

Receptions: 1

Whether you're seeking a business investment or a private getaway retreat, this beautifully appointed lodge is nestled in the heart of the rolling Cornish countryside. Valley Lodge provides versatile family accommodation in a convenient location, making it an excellent base for day trips, sightseeing, or simply unwinding in peaceful surroundings.

www.visittamarvalley.co.uk

Accommodation:

External steps lead to the double glazed front door.

On entry to the ground floor there are three beautifully furnished, well-presented bedrooms. The master suite with access to a Jack-and-Jill bathroom, is both light and spacious, whilst the second double bedroom and twin bedrooms provide ample accommodation. There is a further fourth bedroom which can be used as a Utility Room or will accommodate a single bed or bunkbeds for even more flexibility. All furnishings, bed linen, towels, etc., are included in the sale price.

Sky Q and Smart TVs are also available and can be negotiated when agreement has been made and are available in the bedrooms.



Up the staircase is the heart of the home which can be found on the first floor. There is a spacious sitting area with a Smart TV and electric fire, a sociable dining area and a well-equipped kitchen, containing cutlery, crockery, an electric oven and hob with extractor over, a combi/oven/grill, microwave, fridge freezer, slow cooker, a washing machine and a dishwasher and all included within the asking price.

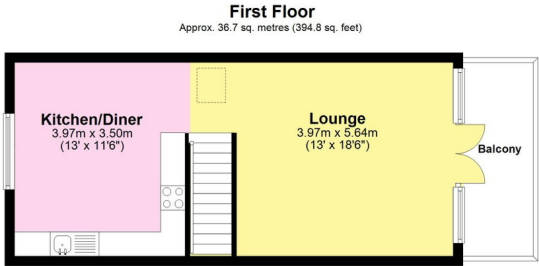
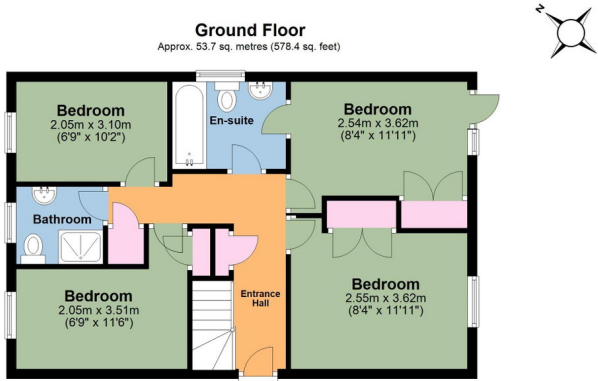
Heating is supplied by new storage heaters.

From this beautifully furnished living area, there is access to the balcony, which makes the most of the views, offering a scenic spot to enjoy a glass of wine or a meal. The garden furniture is provided.

The Honicombe Manor Holiday Village facilities are available for an annual subscription.

Agent's notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.





Total area: approx. 90.4 sq. metres (973.2 sq. feet)

These are appropriate dimensions.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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