



## 8 Trevelyan Holiday Homes, The Lizard, TR12 7AU

£30,000 Leasehold

**CHRISTOPHERS**  
ESTATE AGENTS



## 8 Trevelyan Holiday Homes

- ONE BEDROOM CHALET PROPERTY
- IN NEED OF REFURBISHMENT
- WELL REGARDED COMPLEX
- WELL MAINTAINED COMMUNAL GROUNDS
- COUNCIL TAX BAND A
- LEASEHOLD
- EPC F33

A one bedroom, chalet style property in need of refurbishment throughout and situated on a well regarded complex on The Lizard Peninsula.

Trevelyan Holiday Homes are conveniently situated for exploring the unspoilt beauty and charm of the stunning coastline and countryside that makes The Lizard Peninsular such a popular destination.

With well maintained communal grounds and informal parking for a vehicle, this chalet (once refurbished) will offer the basis of a 'lock up and go' bolt hole in this lovely part of Cornwall or the potential to explore Airbnb or holiday letting.

The accommodation offers an open plan lounge/dining room, kitchen, bedroom, bathroom and a cloakroom.

The Lizard Peninsula with its dramatic coastline has been designated as an area of outstanding natural beauty, close by there are sandy beaches, the South West coastal footpath and the magnificent sailing waters of the Helford River are within easy reach. The Lizard village itself is a short drive away and has a range of amenities that include a post office, food stores, and butchers and there are also a number of well regarded public houses and restaurants.









#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Door to lounge/dining room.

#### **LOUNGE/DINING ROOM 13'1" x 8'6" (3.99m x 2.59m)**

An open plan room with a storage cupboard with hanging rail, window to the front aspect and door to the kitchen and bedroom.

#### **BEDROOM 8'5" x 6'2" (2.57m x 1.88m )**

With window to the rear with outlook over communal grounds.

#### **KITCHEN 6'8" x 5'7" narrowing to 4'4" (2.03m x 1.70m narrowing to 1.32m)**

With working top surfaces incorporating a sink with tiled splashback with cupboards and drawers under. Space is provided for a cooker, whilst there is vinyl flooring, obscure glazed window to the rear aspect and a sliding door to bathroom.

#### **BATHROOM**

With vinyl flooring with a wash handbasin with tiled splashback, mirrored medicine cabinet and a panelled bath with a shelf housing the hot water cylinder. Obscure glazed window to front aspect

#### **CLOAKROOM**

With a low level W.C., vinyl flooring, obscure glazed window to the front aspect and cupboard housing electric circuit board and coin payment meter.

#### **OUTSIDE**

To the front there are pleasant and well tended communal areas of lawn with informal parking for one vehicle. All the chalets have the use of the well kept communal gardens.

#### **SERVICES**

Mains water and electricity. Private drainage.

#### **AGENTS NOTE ONE**

The property is leasehold and has the remainder of a 99 year lease which, we understand, was granted on 25th March, 1981.

**AGENTS NOTE TWO**

We are advised that the ground rent is currently circa £888.00 per annum and includes waster, sewerage, site lighting, site maintenance and mortgage repayments for the freehold land. Ground rent is paid to Trevelyan Holiday Homes Limited, the owner of the freehold title.

**AGENTS NOTE THREE**

The water is metered and there is a service charge included in the ground rent.

**AGENTS NOTE FOUR**

We are advised the property can only be occupied for a maximum of 6 weeks by the same person and has a ten month occupancy restriction such that it can not be occupied during the months of February or March.

**DIRECTIONS**

From Helston take the A3083 towards The Lizard. Continue past the Mullion turning and the holiday park on the left hand side. Continue along and just before the turning to Cadgwith/Ruan Minor/Kennack Sands, turn right into Trevelyan Holiday Homes by our For Sale board. Take the first right and follow the road around to the left and continue until you reach the communal parking area and chalet.

**COUNCIL TAX**

Council Tax Band A.

**VIEWING**

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.

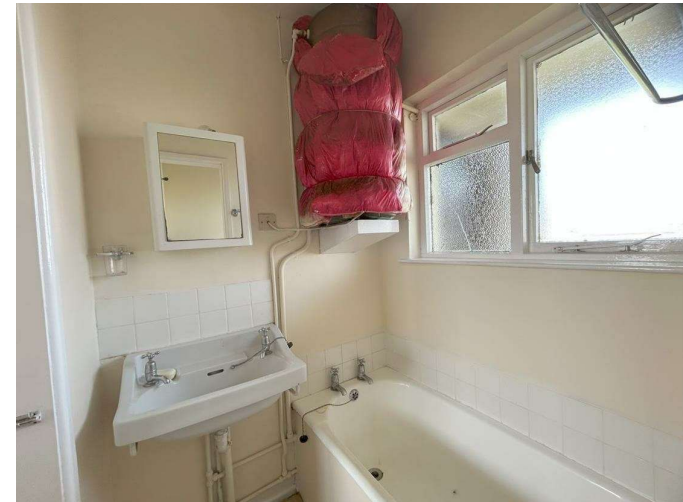
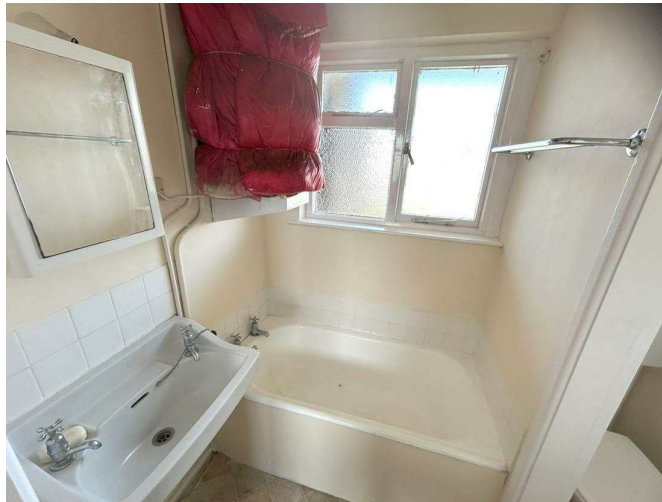
**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>







#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

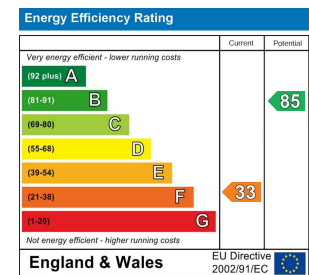
#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

2nd December, 2025.





These particulars are set out as a general outline in accordance with the Property Information Act (2011) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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