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**The Valley, Bissoe Road,  
Carnon Downs, Truro**

**£180,000  
Leasehold**





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### Property Introduction

Set within the exclusive gated resort of The Valley, this impressive semi-detached holiday cottage forms part of a 5-star award-winning development nestled within 13 acres of picturesque Cornish countryside, with a wide range of on-site leisure facilities.

The property boasts an eye-catching design with vaulted ceilings and dramatic cathedral-style windows that create a light and airy living space. The main bedroom opens through double doors onto a Juliet balcony, adding to the sense of space and elegance, while both bedrooms benefit from en-suite facilities. The ground floor offers a spacious open-plan living and kitchen area complete with a feature island, together with a cloakroom and two useful storage cupboards.

Outside, the cottage benefits from its own private terrace and garden area - ideal for relaxing or entertaining. This turn key property is ready to use as your second home or ready to let.

### Location

'The Valley' is located on the outskirts of the village of Carnon Downs, which is a very sought after location between Falmouth and Truro. A footpath from 'The Valley' leads into the village which has a doctor and dentist surgeries, convenience store with Post Office and Public House/restaurant. Falmouth and Truro have a more comprehensive range of commercial facilities and are both within a few miles.

The neighbouring village of Perranwell Station also has a small Railway Station on the branch line between Falmouth and Truro. Tucked away, yet in a central location, this really is a lovely place to stay!

### ACCOMMODATION COMPRISES

A pathway to your own patio and seating area with entrance door to:-

### GROUND FLOOR CLOAKROOM

Low level WC with concealed cistern and wash hand basin. Double glazed windows to rear aspect.

### OPEN PLAN LIVING AREA 26' 9" x 15' 0" (8.15m x 4.57m) overall measurements

This dual aspect open plan living area gives a delightful sense of space with sliding patio doors that lead to the front terrace. Window to side aspect plus windows to the rear with valley views. Built-in storage cupboard. The living area opens into:-

## KITCHEN/DINING AREA

A key feature of this home is the central island, an ideal area for entertaining and cooking with natural light from the dual aspect. The contemporary range of cream base and eye level units incorporate all the essential appliances which include fridge, freezer, washing machine and dishwasher, oven and hob with chimney hood over. Double glazed window to rear. Range of inset lighting throughout.

## FIRST FLOOR LANDING

Large storage room with sloping ceiling. From the landing, doors lead to:-

## BEDROOM ONE 14' 11" x 10' 11" (4.54m x 3.32m)

Large vaulted ceilings and cathedral style windows with double doors opening on to a Juliet balcony giving an impressive and spacious feel to this room. Range of fitted wardrobes to one wall incorporating drawer units, mirrors and dressing table.

## EN-SUITE BATHROOM

Bath with fitted shower screen, mixer tap and shower over, low level WC with concealed cistern and inset wash hand basin. Double glazed window to side elevation.

## BEDROOM TWO 12' 6" x 9' 0" (3.81m x 2.74m)

(Currently with twin beds). This delightful room enjoys a view to the farmland at the rear and stream below. Radiator. Built-in storage is provided with drawer and hanging space. Door leading to:-

## EN-SUITE

Bath with fitted shower screen, mixer tap and shower over, low level WC with concealed cistern and inset wash hand basin.

## SITE FACILITIES

'The Valley' has various excellent communal facilities available for use, the outdoor pool is the centre piece of the development with its large sun patio surround, a place to relax or enjoy the weather. There is also an indoor pool, gym, children's play area, tennis court, squash court, restaurant, bar, games room and other facilities to enjoy.

## SERVICES

There is mains electric and gas is supplied by LPG tanks on site. Drainage is by an on site treatment plant.

## OWNERS INFORMATION

These are leasehold properties on a 999 year lease commencing in 2005, available fully equipped and furnished. Parking is either directly opposite or within close proximity to the property. Subject to a 106 agreement, these properties can only be used as holiday/second homes. Annual service charge is quoted at £2355 per bedroom plus VAT, to be confirmed by the buyers legal representatives.

## HOLIDAY RENTAL ACCOMMODATION

These exclusive homes have been run as holiday cottages for many years and regularly have repeat visitors, receiving many 5 star comments on review sites. Detailed holiday rental figures on specific cottages available upon request. As this property is sold as a holiday let, we confirm that no council tax is liable, although business rates may apply. We would recommend however clarifying this with Cornwall County Council and take your own independent advice on this before purchasing.

## DIRECTIONS

From the A39 Carnon Downs roundabout head into the village along Forth Coth, after approximately a quarter of a mile turn right onto the Bissoe Road. Follow this road for around three quarters of a mile passing the doctors surgery on your left and you will see on your right hand side the entrance gate to The Valley. Using What3Words the location point is ///crown.plotting.sped

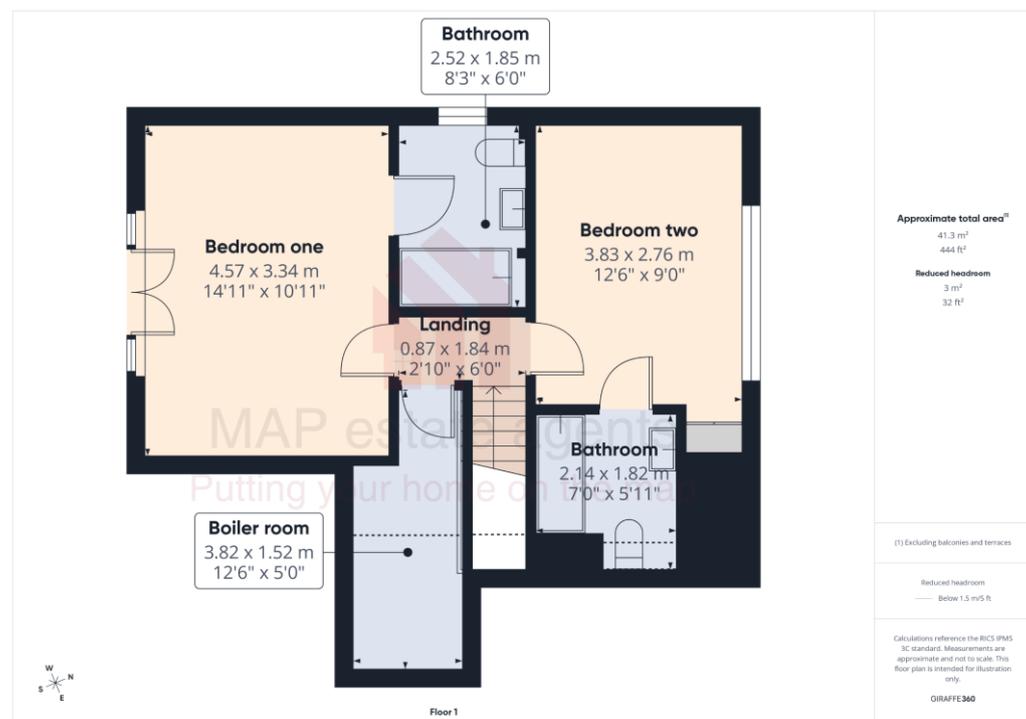


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-64)	E	51	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Delightful holiday cottage
- Two double bedrooms
- Two en-suite bathrooms
- Open plan living space
- Fully equipped and furnished
- Convenient site parking
- Indoor and outdoor pools
- Range of leisure facilities
- Set in 13 acres of countryside
- Turn key property



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