

CORNWALL ESTATES

PADSTOW



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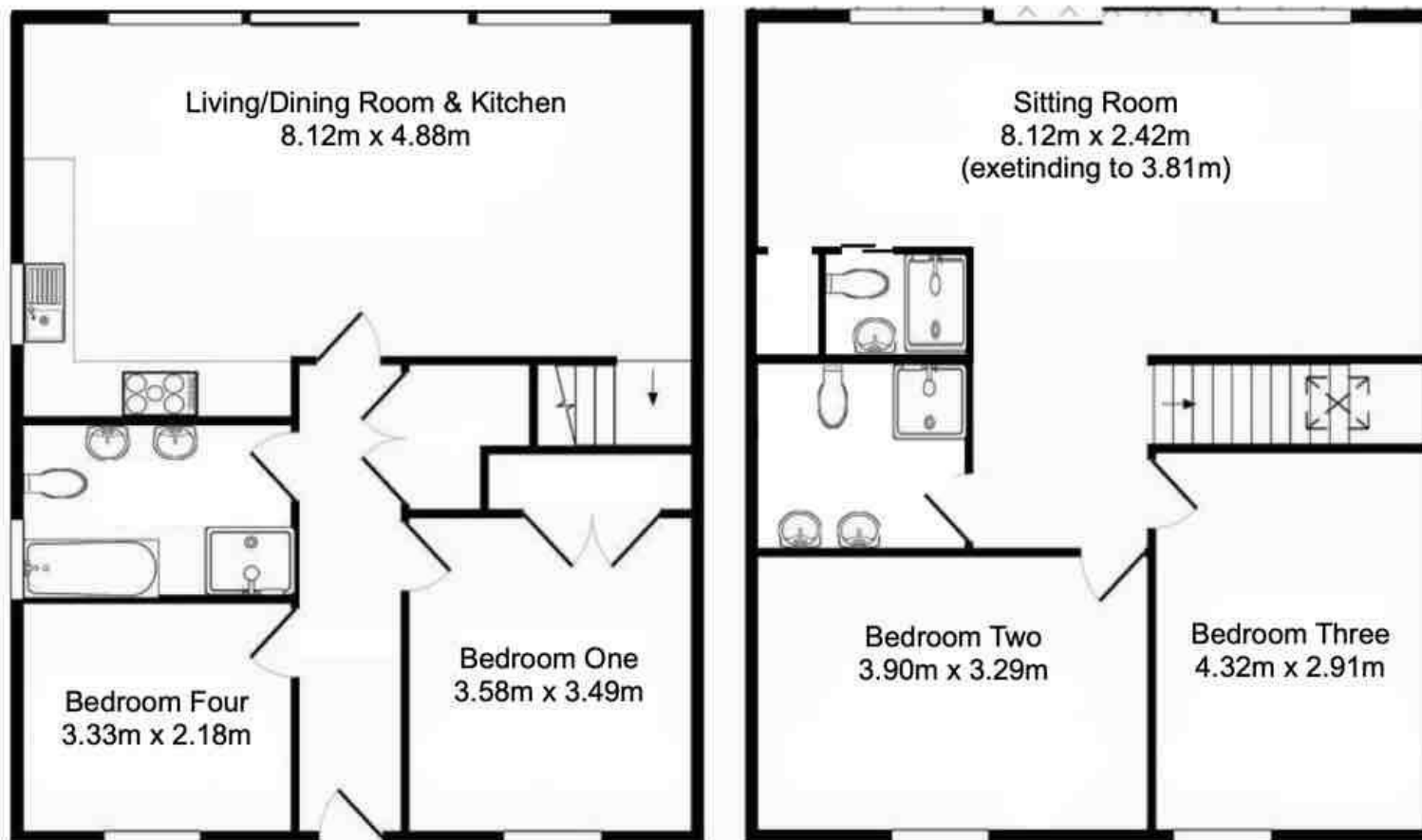
PADSTOW

LEGEND LODGE, 27 RESTALLACK, TR9 6DE

£350,000

- DETACHED FREEHOLD LODGE
- SUPERB INVESTMENT, AVERAGE £70,000 PA RENTAL INCOME
- SITUATED ON POPULAR WATER SPORTS RESORT
- YEAR ROUND INDOOR POOL
- 4 DOUBLE BEDROOMS, 3 BATHROOMS
- OPEN PLAN LIVING WITH COSY LOG BURNER
- SECOND SITTING ROOM WITH VIEWS
- EXTENDED DECK WITH HOT TUB





OVERALL FLOOR AREA 99 square meters APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

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The stylish and spacious Legend Lodge is set on the wonderful Retallack water sports park with an unrivalled range of facilities including a year-round indoor pool. Located just 6 miles from Padstow, Legend Lodge is not only ideal for family holidays, but also runs as a successful holiday let, averaging circa £70,000 gross annual income. Contents are available by separate negotiation, offering a ready to go rental.

There are two bright and airy sitting rooms, with space to gather as a family, or separate into your own areas when needed. The downstairs area comprises an open plan living space with a contemporary fitted kitchen with two fridges, and a comfortable seating area with a wood-burning stove for cosy evenings. Two of the four bedrooms are located on the ground floor, along with a full bathroom suite.

Upstairs there is a second lounge with a vaulted ceiling and an attractive A-frame window opening to a full width balcony enjoying a terrific vantage point over the lakes and surrounding hills. Two further bedrooms lie on the first floor with another two shower rooms, convenient for larger families. All bathrooms are fitted with Villeroy & Boch sanitaryware.

Downstairs, the sliding doors in the open-plan living area lead onto an extended, enclosed deck with glass balustrades. A superb relaxing space with a bubbling hot tub and a two story outdoor playhouse to entertain the children.

Situated within the beautiful Cornish countryside, the resort offers a wealth of facilities which include a year-round indoor pool, gym, playgrounds and tennis court. With fun packed activities on the lakes including an aqua park, wakeboarding and paddle boarding. The flow-rider surf simulator is one of only a handful in Cornwall. Adults can indulge in a rejuvenating treatment at the on-site spa. There is also an on-site convenience store, bar and restaurant / take away service.

The surrounding area has several gorgeous sandy beaches to explore and some stunning coastal walks. The Eden Project is also just a 30 minute drive to the south.

SERVICES / NOTES

Freehold tenure. Council tax band deleted. Mains electricity. Mains water. Private sewerage. Metered gas LPG central heating. On-site broadband. Full mobile service available. Timber frame construction with a pitched tiled roof and double glazing throughout.

LOCATION

The Retallack Resort & Spa has a wide range of facilities available including an indoor swimming pool, spa & health club, kids' club & playground and a new children's play room, restaurant, takeaway, bar & convenience store, a wake park, Flowrider surf simulator, inflatable aqua park, water skiing, paddle boarding and more.

With easy access to the A39 just moments away, The Retallack Resort is well placed to explore Cornwall, with just a short drive to several golden beaches of the North Coast including Mawgan Porth, Watergate Bay, Fistral Beach, Constantine Bay, Treyarnon Bay and many others.

The striking harbour town of Padstow is within a fifteen minute drive, offering a range of gourmet restaurants, galleries and boutique shops. The market town of Wadebridge is just 10-15 minutes away with a range of facilities. Newquay airport is conveniently positioned just 6 miles away.









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