



Rosecraddoc Lodge Holiday Bungalows, Liskeard

Guide Price £65,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

Welcome to Rosecraddoc Lodge Bungalow Estate, a quiet and established holiday village nestled beside a wooded valley just outside Liskeard. This detached two-bedroom holiday bungalow offers the perfect blend of comfort, convenience, and countryside charm—ideal for anyone seeking a personal holiday haven or a smart buy-to-let investment.

THE PROPERTY

Tucked away in a peaceful, well-established holiday village near the scenic Bodmin Moor, this charming detached two-bedroom bungalow offers the opportunity to own a slice of countryside bliss. Whether you are seeking a personal spot to recharge or a smart addition to your holiday rental portfolio, this property is a must-see.

From the moment you walk through the door, this spacious holiday bungalow welcomes you with an inviting open-plan kitchen and dining area—a perfect spot to unwind after a day exploring Cornwall. The “snug-style” living room features an electric fireplace and sliding patio doors that open onto the patio area. Two generous double bedrooms and a stylish family bathroom with an electric shower complete the interior, creating a space that is as comfortable as it is practical.

THE OUTSIDE

Outside, enjoy your own patio area which is ideal for morning coffees, al fresco dining, or soaking in the sun. With allocated parking and access to beautifully maintained communal gardens, you can fully embrace the low-maintenance opportunities this holiday home offers.

The lodge offers allocated parking to the left-hand side whilst further visitor parking is also available a short walk away.

THE LOCATION

Nestled in the tranquil Rosecraddoc Bungalow Estate, just two miles from the historic market town of Liskeard, you'll find yourself surrounded by nature with easy access to beaches, moorland adventures, and charming Cornish villages. With excellent transport links via the A38 and mainline rail, the rest of Cornwall and Devon are at your fingertips.





AGENT'S NOTE

Investment income - £9,000 to £10,000 PA

Maintenance Fees P/A- £1,075.35 +VAT (recovered in arrears)

Tenure - Leasehold

Lease length – 99 years from 1st January 1973. 46 Years remaining.

Seller's Position - Chain Free

Heating – Electric heating

SatNav Reference - PL14 5FB

Dogs are allowed on site but must be kept on a lead

Plot Fee - Ground Rent £1,205.34+VAT

TV Licence - £ 159.00 PA

Electric - Metered. - depends on bookings

Water (Metered and charged by South West Water).

Currently business rated as holiday let although no payment made due to small business rate relief (If not let out the Council Tax is Band A.)

Occupancy - Site closed to all including holiday home owners from Jan 6th - 1st March each year.

Cash buyers only. The bungalow is to be used for holiday use only and buyers must have a legitimate principle dwelling.

The property is sold as seen with all furnishings.

Agents Note: A new roof and insulation was added in 2021. Restricted access - the property cannot be occupied from 6th January to 1st March.

Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.





DIRECTIONS

From Liskeard, proceed out of town on the B3254 St Cleer Road. After approximately two miles, the entrance for Rosecraddock Holiday Bungalows can be seen on the left beside the old Gate House.

Turn left here and continue straight ahead into the site. The bungalow can then be found further along on the left-hand side.

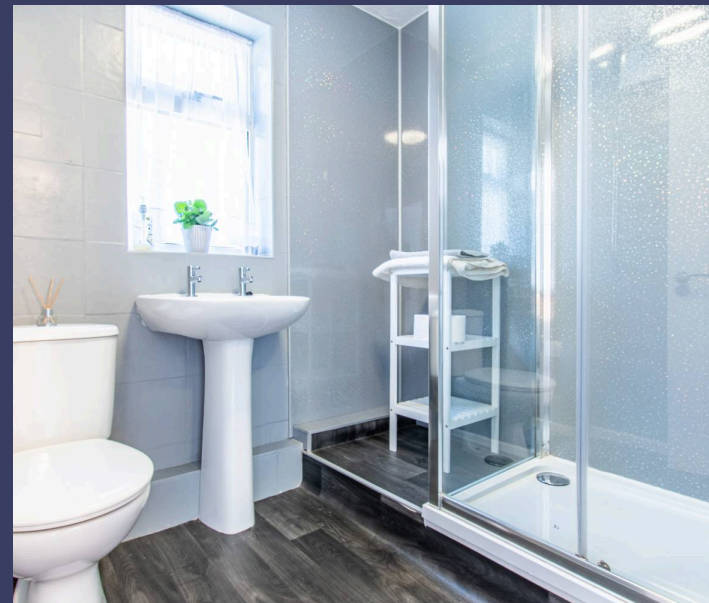
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Council Tax band: A

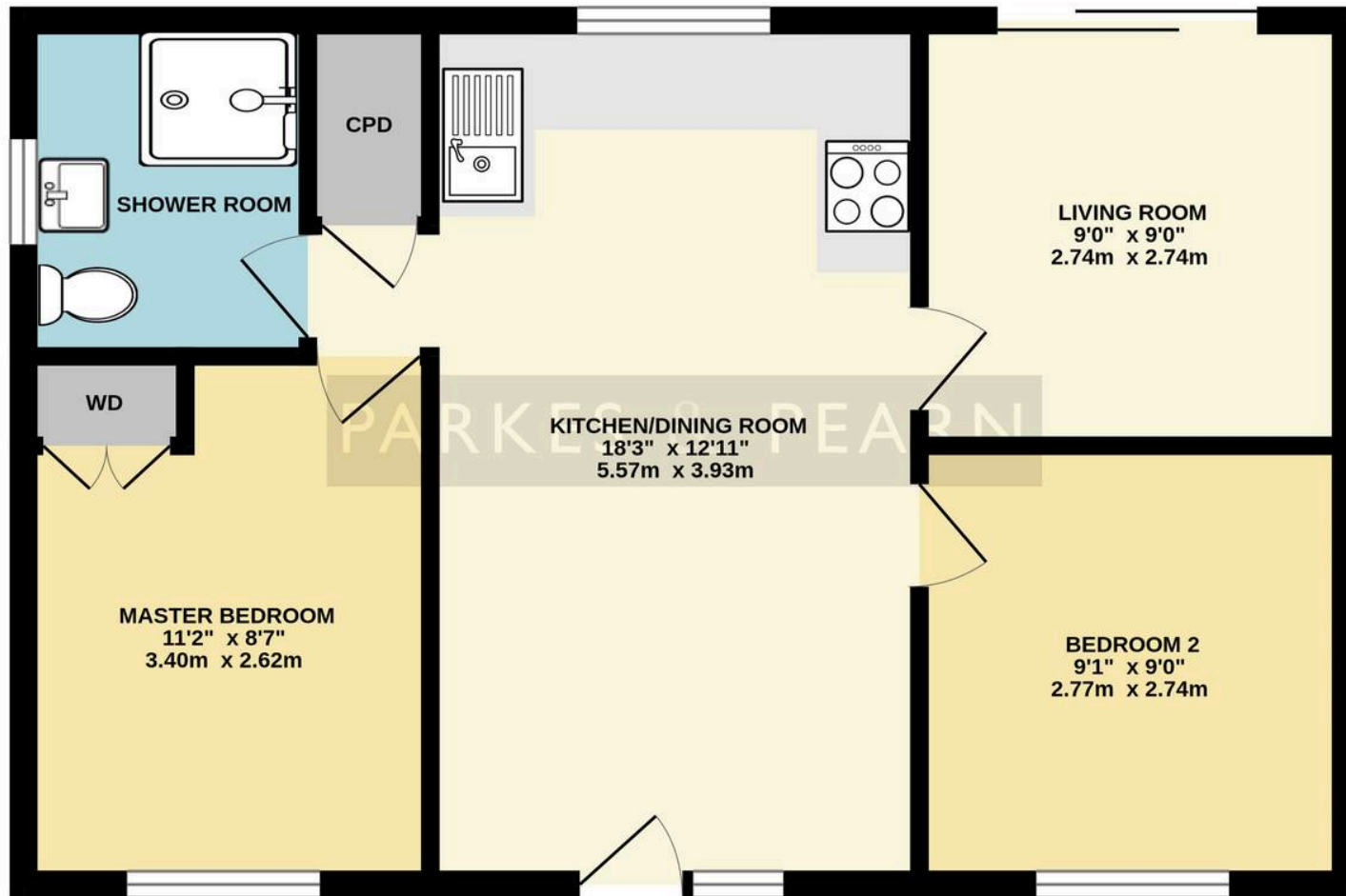
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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