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## Villa 19 Lanteglos Holiday park Camelford, PL32 9RF

Lanteglos Villa 19 is a homely chalet style retreat set in attractive grounds at Lanteglos Country House Hotel, amidst 15 acres of garden and woodlands, within 5 miles of the glorious north Cornish coastline.

**Very popular holiday destination**

**Open plan lounge and kitchen**

**Full use of hotel facilities**

**Two large bedrooms**

**Very well appointed**

**Short drive to many coastal holiday hotspots**

**£29,500**

# Villa 19 Lanteglos Holiday park

## Camelford, PL32 9RF

£29,500

### Description

Lanteglos Villa 19 is a homely chalet style retreat set in attractive grounds at Lanteglos Country House Hotel, amidst 15 acres of garden and woodlands, within 5 miles of the glorious north Cornish coastline. This great family value-for-money holiday homestay boasts on-site facilities; outdoor swimming pool, tennis and squash courts, restaurant, conservatory brasserie and bar (seasonal openings apply on all facilities). With generous safe space for children to play, it's perfect for a relaxing break. Positioned in an elevated spot overlooking a green, the accommodation is welcoming with open plan living room with comfy sofa, dining area and kitchen. There are two bedrooms, including a double and bunk beds, plus a family bathroom. Dine alfresco at the front – a lovely space for morning coffee. Beautiful beaches, cliff top rambles and charismatic fishing villages are all within a short drive. Port Isaac, the famed location of TV's 'Doc Martin' with dinky quay, art galleries, traditional inns and celebrity chef restaurant is a must-do day out. Enjoy a sail at Rock resort or picnic on the sandy beach, dine out in Padstow on Rick Stein's famous fish and chips, or enjoy cream teas and pasties in Polzeath. Head inland a little and explore the Eden Project or hire bikes and cycle the Camel Trail. Coastal Tintagel Castle is steeped in history or visit Boscastle, with dramatic ravine and harbour, plus cafes for cake aside the water. The farm shop café with panoramic ocean views has delicious food from its elevated rural spot.

### Sitting Room

uPVC double glazed door and window to the front elevation, High quality laminate flooring, cupboard housing hot and cold water tanks. Telephone point. All furniture and wall mounted TV included.

### Kitchen Area

Range of matching, light wood, wall and floor mounted cupboards and drawers with black granite effect roll edge work surfaces above incorporating stainless steel sink with mixer tap. A four ring electric hob with extractor hood above and electric oven beneath, fridge. uPVC double glazed window to the rear.

### Bedroom 1

Front aspect uPVC double glazed window, wall mounted electric panel heater and built in double wardrobe with hanging rails and shelving. Includes Double bed. High quality laminate flooring.

### Bedroom 2

Rear aspect uPVC double glazed window, double wardrobe with hanging rails and shelf above and wall mounted electric heater. Steel framed bunk bed included. High quality Laminate flooring.

### Bathroom

Three piece suite comprising panel enclosed bath with shower above and glass splash shield, pedestal wash basin, close coupled WC, and two rear aspect opaque windows.

### Directions

From this office follow the A39 towards Bodmin, through the traffic lights and turn Right at the top of the road onto Cleave Road. Follow the road round to a T junction and turn Left. Follow for about 1/4 mile and take the Left turn towards Lanteglos and follow the road and signs for Lanteglos House Hotel. Upon entering the gateway, follow signs for the the Villas where you will find ample parking.

### Maintenance Cost

Annual maintenance costs are approximately £2,500 which is for the running, upkeep and use of amenities on site.

### Leasehold

Balance of a 99 year lease from 1968



Floor Plans are for guidance purposes only - although we make every attempt to show them accurately they should not be used for planning purposes.  
Plan produced using The Mobile Agent.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

