



Lodge 20 Lanteglos Holiday Park Camelford, PL32 9RF

Constructed approximately 30 years ago, a spacious detached self-contained Scandinavian-style holiday lodge with open-plan triple aspect kitchen/sitting/dining room, three bedrooms and bathroom. The lodge benefits from predominantly wood effect uPVC double-glazed windows and doors, electric panel heaters, Wi-fi connection and parking. Outside, the lodge enjoys a private patio area.



Three bedroom lodge (sleeps up to 6)

Scandinavian styling

Access to hotel amenities (including outdoor pool)

Near to many North Coast destinations

Immaculate condition both inside and outside

£95,000

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Situation

Located on a hillside in the grounds of the Lanteglos Country House Hotel, set within fifteen acres of beautiful gardens and woodlands - the name derives from the Parish Church of St. Julietta, which sits prominently within the valley (Old Cornish: 'Nant Eglos', meaning 'Church Valley'). Located a short distance away, Bowood Park Golf Club, winner of 'Golf Monthly Magazines Gold Course Award' for the western region, which offers a 72 par course set over 230 acres of rolling hills and woodland, a ten bay covered driving range, large putting green and a chipping green. The ancient town of Camelford is located approximately 1.5 miles away, straddling the A39 Atlantic Highway and the River Camel - from which it gets its name. Historically, the town was part of an old medieval trading route and became an important centre of commerce - now the popular town offers a range of shopping and leisure facilities, schools for all ages, public houses and churches of various denominations. Lanteglos also makes for an ideal base of which to explore the dramatic north Cornish coastline with the popular coastal villages Padstow, Polzeath, Port Isaac and Rock being approximately: Padstow - 17.5 miles Polzeath - 11 miles Port Isaac - 8 miles Rock - 11.5 miles

Description

DESCRIPTION Constructed approximately 20 years ago, a spacious detached self-contained Scandinavian-style holiday lodge with open-plan triple aspect kitchen/sitting/dining room, three bedrooms and bathroom. The lodge benefits from predominantly wood effect uPVC double-glazed windows and doors, electric panel heaters, Wi-fi connection and parking. Outside, the lodge enjoys a private patio area.

Accommodation

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:-

LOUNGE / KITCHEN/ DINER 62' 8" x 43' 4" (19.1m x 13.2m)

KITCHEN AREA Integral electric hob with extractor and light over. Integral electric oven. Sink and drainer. Built in Fridge and Dish Washer. Slate tiled floor. Two double glazed windows to the side. Double glazed patio doors to the terrace. Room for table and chairs. **LOUNGE AREA** Space for three piece suite. Double glazed windows to the

front and side with views over the park. Timber clad walls. Vaulted ceiling. Two further high level windows provide extra light. Stairs to the first floor. **INNER HALL** Night storage heater. Doors to bathroom and two bedrooms.

Bathroom 23' 0" x 19' 0" (7.0m x 5.8m)

White three piece suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin and low level WC. Tiled walls and floor. Heated towel rail. Shaver point and light. Obscured double glazed window to the side.

Bedroom 1 38' 9" x 27' 11" (11.8m x 8.5m)

Double room with timber clad walls and ceiling. Built-in wardrobes; one housing the electric meters and fuse boxes. Double glazed window to the side with views.

Bedroom 2 10' 3" x 9' 1" (3.12m x 2.77m)

Double room with timber clad walls and ceiling. Built-in wardrobe and dressing table. Double glazed window to the side. **STAIRS** Rise from the Sitting Room up to a small Landing with storage cupboard and access to Bedroom 3.

Bedroom 3 33' 10" x 28' 10" (10.3m x 8.8m)

Timber clad walls and sloping ceilings. Twin room with double glazed window to the rear.

Services

Mains water, electricity and drainage. Hot-water provided via immersion heater. Wi-fi connection.

Agents Notes

The villa has 52 weeks holiday occupancy, however cannot be used as your principal residence. All furniture and fittings are included in the sale minus a few personal items.



Total area: approx. 59.3 sq. metres (638.0 sq. feet)

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.

