



## Villa 44 Lanteglos Holiday Park Camelford, PL32 9RF

Park chalet set in picturesque setting in good proximity to the North Cornish Coast comprising two bedrooms, open plan living room/kitchen, range of on site amenities and close by championship golf course. Subject to a holiday occupancy condition.



**Two bedroom Holiday Villa**

**Use of Hotel facilities**

**Resident parking**

**Elevated views of park and trees**

**Within 3 miles of Trebarwith Strand**

**NO ONWARD CHAIN**

**£59,500**

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## Description

Full description: Park chalet set in picturesque setting in good proximity to the North Cornish Coast comprising two bedrooms, open plan living room/kitchen, range of on site amenities and close by championship golf course. Subject to a holiday occupancy condition. EPC Rating 34 (F). THE PARTICULARS None of the fittings or appliances have been tested by ourselves. SITUATION Lanteglos Park boasts a charming country hotel and a number of holiday lodges and chalets set amidst some 15 acres of gardens and woodland. Adjacent to the park is the Par 72 championship Bowood park golf club providing a challenge to those keen golfers. The town of Camelford is about 1 1/2 miles distant where you will find a good range of everyday amenities. Nearby are a number of pretty coastal villages which include Port Issac, Padstow, Rock and Polzeath. The A39 is just half a mile from the estate giving excellent road links heading South to the popular estuary town of Wadebridge (10 miles) where you will find a wide range of everyday amenities. ACCOMMODATION SITTING ROOM uPVC double glazed door and window to the front elevation, Laminate flooring, cupboard housing hot and cold water tanks. Telephone point. KITCHEN AREA Range of matching, black gloss wall and floor mounted cupboards and drawers with black granite effect roll edge work surfaces above incorporating single black composite drainer sink unit with mixer tap and a four ring electric hob with extractor hob above and electric oven beneath, fridge, breakfast bar, and uPVC double glazed window to the rear. BEDROOM ONE Front aspect uPVC double glazed window, wall mounted electric panel heater and built in double wardrobe with hanging rails and shelving. BEDROOM TWO Rear aspect uPVC double glazed window, double wardrobe with hanging rails and shelf above and wall mounted electric heater. BATHROOM Three piece suite comprising panel enclosed bath with Mira shower above, pedestal wash basin, close coupled WC, wall mounted heated towel rail and two rear aspect opaque windows. OUTSIDE A pathway leads up to the main entrance with a communal grass area and tarmac tennis court to the front. SERVICES Mains water, drainage and electricity. DIRECTIONS From this office follow the A39 towards Bodmin, through the traffic lights and turn Right at the top of the road onto Clease 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. AGENTS NOTE The chalet has 12 months holiday occupancy however cannot be used as your principal residence. For further information on park facilities go to [www.lantegloshotel.co.uk](http://www.lantegloshotel.co.uk) MAINTENANCE COSTS Annual maintenance costs are approximately £2,200 which is for the running, upkeep and use of amenities on site. LEASEHOLD DETAILS Balance of a 99 year lease from 1968



Total area: approx. 34.7 sq. metres (373.2 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.

