



Willow Bay Country Park
Whitstone | Cornwall



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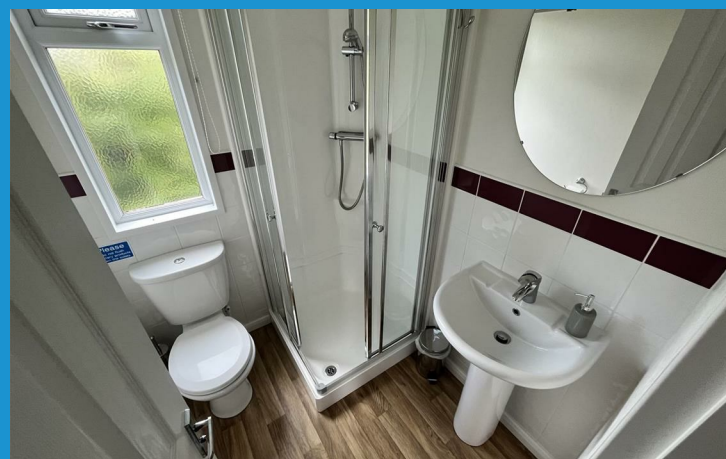
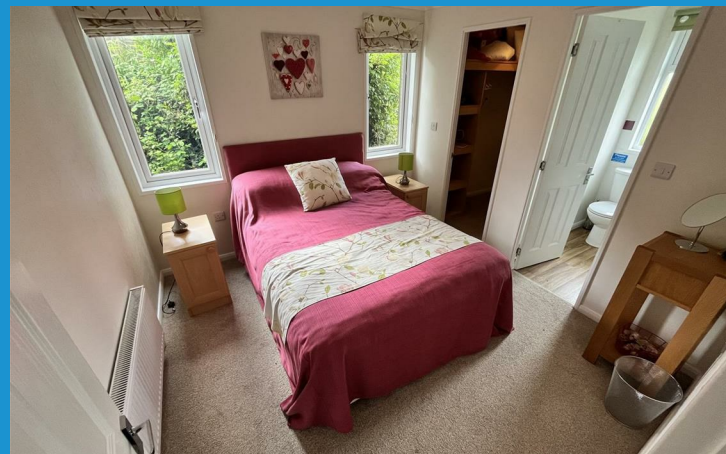
This 3 bedroom lodge is situated at the top of the park, on site of the historic Hilton Woods with its medieval fortification earth works which are still just visible. This very peaceful spot is a perfect place to unwind whilst enjoying the nature and wildlife that surrounds you.

The lodge itself benefits from an open plan kitchen, living and dining space. French doors from the living area offer access to the decking and alfresco dining area whilst allowing light to flood this well appointed lodge. The living areas are equipped with two sofas, one of which converts to a double sofa bed. The kitchen is fitted with integrated appliances and features an island unit with breakfast bar.

There is a master suite offering a walk in wardrobe and an en-suite shower room equipped with fully tiled shower, single basin and toilet. The second is arranged as a twin room and the third bedroom is a comfortable single and both benefit from wardrobes & bedside cabinets providing additional storage. There is also a separate family bathroom with a matching 3 piece suite.

Adjoining the reception space is a generous area of decking perfect for outside dining. From here steps take you to the off road parking. The lodge is a short drive from the rugged North Cornwall Coast and numerous sandy beaches such as the award winning Widemouth beach being circa 3.7 miles away! Further afield is Dartmoor National Park with its stunning tors and landscape as well as the beautiful and bustling market town of Bude.

The lodge was manufactured by "Prestige" in December 2012 and is a Ardingly model. The size is 42' x 20'. The lodge is well insulated and is a perfect holiday retreat as well as an investment. Willow Bay Country Park is open 12 months a year (10 months for rentals). The site will also provide a full service for managing the lodge should you wish to use their rental service. Pets are allowed on site, however this lodge has always been let without pets allowed!



Situation

Willow Bay Park provides an ideal base for exploring the counties of Devon and Cornwall, being a short drive from the coastal town of Bude, which has a wide range of facilities including supermarkets, shops, restaurants, leisure centre, swimming pool, local hospital and, of course, beaches. The market town of Holsworthy, with its range of amenities and regular market day. Popular tourist places such as Crackington Haven, Boscastle, Tintagel and Clovelly are all within a short drive. The park is set in 11 acres of natural woodland.

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Entrance Hallway

Open Plan Kitchen/Lounge/Diner
19'3" x 18'4" (5.87m x 5.59m)

Kitchen Area
9'4" x 8'0" (2.87m x 2.44m)

Bedroom 1
9'4" x 9'3" (2.87m x 2.83m)
excluding wardrobe

En-Suite
5'6" x 4'11" (1.68m x 1.51m)

Bedroom 2
10'7" x 9'4" (3.23m x 2.87m)

Bedroom 3
9'4" x 5'4" (2.87m x 1.63m)

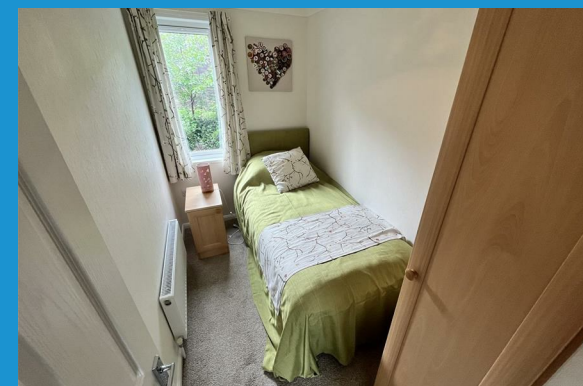
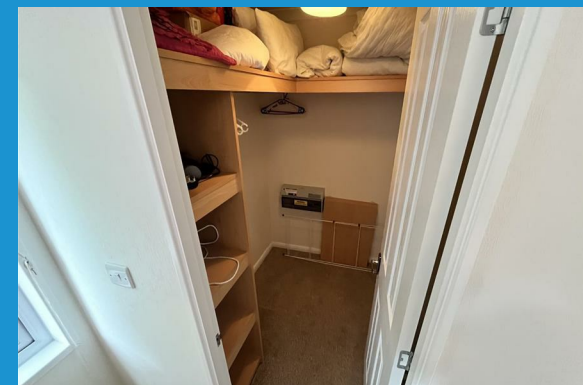
Bathroom
7'2" x 6'7" (2.20m x 2.01m)

Services
Mains Electricity and Water.
Private Drainage.
Traditional Radiator System heated by an
Efficient Electric Boiler.

Site Information
The lease expires in June 2063.

The ground rent for the property is
approximately £5062.80 including VAT
per year this includes the service charge.

The current council tax charge is £130.55
per annum.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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