

## Valley Lodge

Honicombe Manor, Callington, PL17 8NQ

**Offers Around £100,000**



A credit to its current owner this **NONE RESIDENTIAL** refurbished three-bedroom link detached holiday home situated on the popular holiday resort of Honicombe Manor. The property has undergone a refurbishment by its current owners, including decoration and furnishings, new kitchen, it also benefits from a newly installed hot tub on its ground floor patio area, an extended first floor balcony. The home is situated in the Tamar Valley which is an Area of Outstanding Natural Beauty. A must to view for that perfect holiday home Leasehold 999 years (965 remaining) Ground Rent 209.88 per annum inc vat, Maintenance Charge Approximate £2916.29 inc vat, Council tax Band A. Site charges are reviewed in Feb and are adjusted according to RPI (Retail Price Index) Epc E 42



## Hallway

Approached via uPVC double glazed front entrance door. Stairs ascending to first floor. Under stair storage cupboard housing electric meter. Additional cupboard for storage. Electric panel heater.

## Bedroom 10'5" 7'2" (3.2 2.2)

UPVC double glazed window, fitted carpet, built in wardrobe and electric heater.

## Jack And Jill Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low level WC. Tiled flooring, tiled walls and heated towel rail.

## Bedroom 11'9" 8'2" (3.6 2.5)

UPVC double glazed door leading to patio and hot tub. Double built-in wardrobe., door to Jack and Jill family bathroom, fitted carpet and electric panel heater.

## Bedroom 10'9" 7'2" (3.3 2.2)

UPVC double glazed window, fitted carpet and built in wardrobe and electric panel heater.

## Shower Room

Obscured uPVC double glazed window. Suite comprising corner shower cubicle, sink unit, low level WC, tiled flooring, part tiled walls and heated towel rail.

## Living Room 18'0" 12'9" (5.5 3.9)

UPVC double glazed door leading to extended balcony with views overlooking the park, wall mounted electric heater, fitted carpet and opening leading through to kitchen.

## Kitchen 12'9" 7'2" (3.9 2.2)

UPVC double glazed window. A newly fitted kitchen with a range of base and eye level units with roll edge work surfaces incorporating stainless steel single drainer with mixer tap, electric oven, washing machine, space for fridge and freezer and storage cupboard.

## Balcony

From the living room there is an extended balcony with views over the resort and countryside beyond, ideal for dining out on those cool summer evenings.

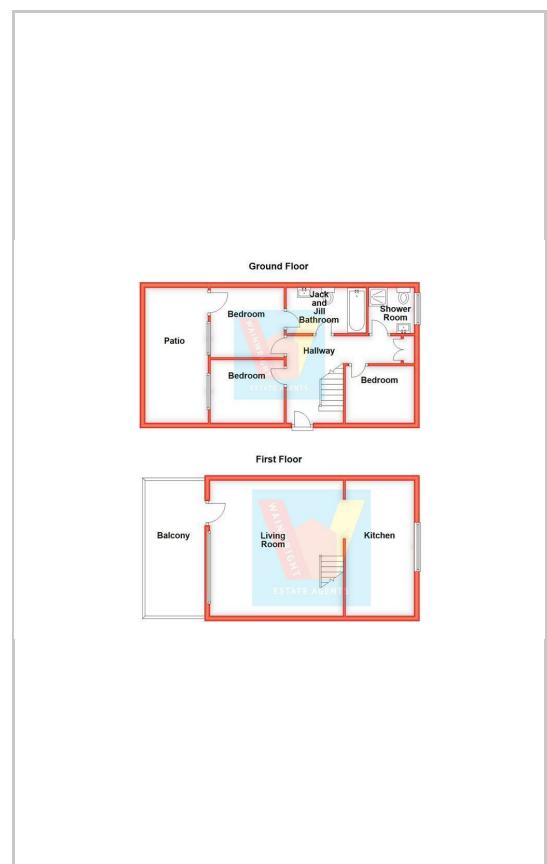
## Patio

To the rear of the property on the ground floor there is a an enclosed patio area and hot tub.

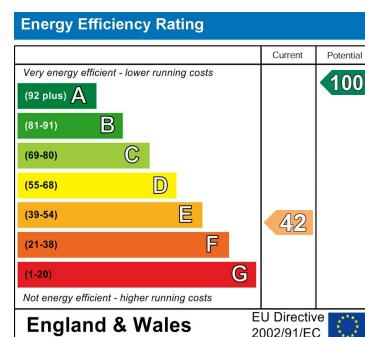
## Area Map



## Floor Plans



## Energy Efficiency Graph



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