



23 Valley Lodge

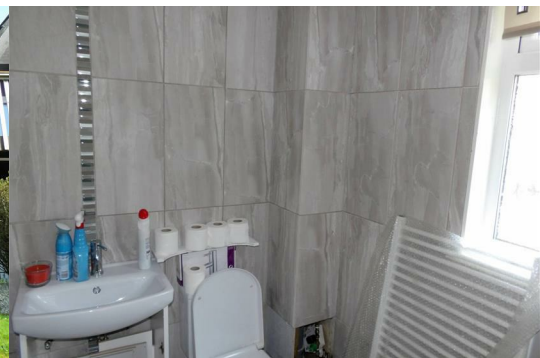
Honicombe manor, Callington, PL17 8NG

Auction Guide £70,000



This none residential lodge is situated on the popular and sought after Honicombe Manor development, which provides excellent holiday facilities including indoor and outdoor swimming pools, function room, restaurant and bars. Honicombe is situated in the beautiful Tamar Valley, approximately one mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, and four miles from the larger town of Callington which caters for most day to day needs. The lodge offers three bedrooms and is part refurbished, with materials there to finish and bring the property up to a letting standard. The property also benefits from a hot tub which is limited to only a select few on the site, also with easy reach of the sites facilities. Leasehold 999 years with approximate 970 years remaining, service charge £3488.94 per annum, EPC F 31 Council Tax band A

Alternatively call 0191 580 1587 or email commercial@pattinson.co.uk



Hall

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

Bathroom

Window to front aspect, part refurbished with materials to complete .

Bedroom 3 10'9" x 7'2" (3.3 x 2.2)

Window to front aspect.

Bedroom 1 11'9" x 8'2" (3.6 x 2.5)

UPVC double glazed door leading to patio. Double built-in wardrobe. Door to en-suite bathroom bathroom.

Bathroom

Window to front aspect, part refurbished with materials to complete .

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

UPVC double glazed window, fitted carpet and double fitted wardrobe.

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

UPVC double glazed window. Fitted range of base and eye level cabinets with roll edge worktop surfaces to be completed incorporating stainless steel single drainer with mixer tap, oven space, space for white goods and storage cupboard.

Lounge/Diner 18'0" x 12'9" (5.5 x 3.9)

UPVC double glazed door leading to extended balcony with views overlooking the park and archway leading through to kitchen.

Patio

To the rear of the property on the ground floor accessed from bedroom one there is a an enclosed patio seating area and hot tub.

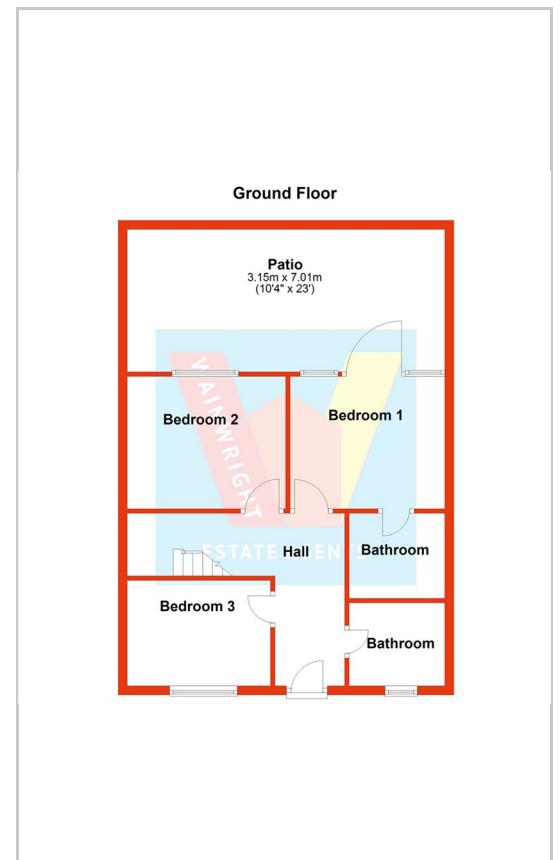
Balcony

From the living room there is an extended balcony with delightful views down the valley, this does need some attention but ideal for dining out on those cool summer evenings.

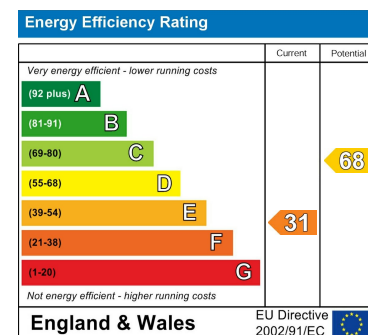
Area Map



Floor Plans



Energy Efficiency Graph



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