



Bond
Oxborough
Phillips

Changing Lifestyles

17 Inny Vale Holiday Village

PL32 9XN



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Offers Over - £100,000



17 Inny Vale Holiday Village

PL32 9XN



Charming Detached Riverside Hideaway – Fully Furnished & Ready to Enjoy

- Detached one-bedroom freehold holiday home
- Sold fully furnished with contents included (inventory available on request)
- Finished to a high standard throughout
- Bright open-plan living and dining area
- Well-equipped kitchen with integrated appliances
- Spacious double bedroom and modern shower room
- UPVC double glazing
- USB charging points in kitchen, lounge, and bedroom
- Broadband installed with smart electric meter
- App-controlled immersion heater and heated towel rail
- Dry master air purification system
- Enclosed riverside garden with decking, pergola, and patio
- Access to on-site tennis court
- Allocated parking plus additional visitor spaces



A beautifully presented, detached one-bedroom holiday home, offered fully furnished and nestled within a tranquil countryside setting alongside the River Inny.

This charming freehold retreat presents a rare opportunity to own a standalone holiday home in an idyllic rural location. Finished to a high standard throughout and available with all contents included, the property is ready for immediate enjoyment, whether as a private getaway or a proven investment opportunity. Thoughtfully designed accommodation is complemented by a private enclosed garden and allocated parking, all set within a peaceful, purpose-built holiday village surrounded by unspoilt natural beauty.

Inside, the property opens into a welcoming entrance porch with slate tiled flooring, fitted coat hooks, and a practical bench with shoe storage. This leads into a bright and inviting open-plan living and dining space, ideal for both relaxing and entertaining. The well-appointed kitchen offers ample storage and integrated appliances, including an electric oven, hob, and under-counter fridge, while enjoying pleasant views over the garden. The lounge area is further enhanced by a built-in electric flame-effect fire, creating a cosy atmosphere year-round.

The generously sized double bedroom benefits from built-in storage, while the contemporary shower room is finished to a high standard, featuring Italian ceramic wall and floor tiles, a large glass-enclosed electric shower, heated towel rail, and a sleek wall-mounted mirror. Loft access is conveniently located near the bathroom.

Externally, the property truly shines. The enclosed rear garden borders the river and offers a delightful combination of patio, lawn, and decking areas, complete with a pergola—perfect for outdoor dining, entertaining, or simply unwinding in peaceful surroundings. Additional features include a decked seating area with pagoda, a Keto storage unit housing a washing machine and BBQ storage, hot and cold outdoor water supply, a bicycle stand, and a timber storage shed. Allocated parking is located close by, with further visitor parking available.

Inny Vale holiday village is quiet, well maintained, and ideally positioned for exploring the surrounding countryside and Cornwall's stunning north coast, including Trebarwith Strand, Tintagel, Boscastle, Port Isaac, and Bude.



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Inny Vale, the picturesque holiday village set within the heart of the Cornish countryside, alongside the gentle flow of the River Inny. Surrounded by rolling fields, mature woodland, and unspoilt natural beauty, the setting offers a true sense of tranquillity—ideal for those seeking a relaxing escape from the pace of everyday life.

Despite its peaceful rural position, Inny Vale is perfectly placed for exploring some of North Cornwall's most iconic destinations. The dramatic coastline is within easy reach, with popular spots such as Tintagel, steeped in Arthurian legend, the charming fishing village of Port Isaac (famous as the setting for *Doc Martin*), and the scenic harbour at Boscastle all nearby. For beach lovers, the golden sands and rugged beauty of Trebarwith Strand and the expansive beaches around Bude are just a short drive away.

The surrounding area offers excellent opportunities for walking, cycling, and outdoor pursuits, while nearby market towns provide a range of local amenities, independent shops, and traditional pubs. Combining countryside calm with convenient access to Cornwall's stunning north coast, Inny Vale is an ideal base for both relaxation and adventure.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:





Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.