



24 Tamar & St. Anns Cottages,
Honicombe Manor
Cornwall
PL17 8NG

Offers Over £55,000



Changing Lifestyles

01822 600700
Tavistock@boproperty.com

Welcome to this beautifully presented holiday lodge, situated on the outskirts of Gunnislake in the sought-after area of St Ann's Chapel. Offering two well-proportioned bedrooms, a modern bathroom, and an additional WC, this charming property is ideal for those seeking a relaxing countryside retreat or a fantastic investment opportunity.

The lodge features a bright and spacious open-plan living and dining area, creating the perfect space for entertaining or unwinding. Large glass doors open onto a sunny private balcony, allowing you to enjoy the peaceful surroundings and outdoor living.

This holiday home has proven to be a highly successful and lucrative holiday let, offering excellent potential for buyers looking to continue generating income through Airbnb or similar platforms.

Residents and guests of the park benefit from a range of fantastic on-site facilities, including a swimming pool, tennis courts, a pub, and beautifully maintained communal grounds.

Don't miss the opportunity to purchase this immaculately maintained and modernised holiday home, offering both a wonderful getaway and excellent income potential.

Service Charge - £2332.39 per year

Ground Rent - £424.06 per year

Insurance - £325.05

EPC - F

Lease commenced in 1990, 999 years



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.

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