



Bond
Oxborough
Phillips

Changing Lifestyles

65 Valley Lodge
Honicombe Manor
St Annes Chapel
PL17 8JW



Offers in Excess of - £100,000



Changing Lifestyles

01822 600700

65 Valley Lodge, Honnicombe Manor, St Annes Chapel, PL17 8JW



Fantastic opportunity to acquire the only detached lodge on the site with three bedrooms and three bathrooms, complete with a private patio with a hot tub...

- Detached Holiday Home
- Three Bedrooms
- Three Bathrooms
- Modern Kitchen
- Living/ Dining Room
- South Facing Balcony
- Sought After Location
- Ideal Investment Property/ Second Home



Are you looking for an investment opportunity, or perhaps a countryside escape? This three bedroom detached holiday home enjoys an idyllic setting within the highly popular Honnicombe Park. The lodge has been modernised and improved by the current owners and enjoys far reaching views over the surrounding countryside from the private balcony.

Boasting three double bedrooms, two with en suites, kitchen, open plan living/ dining room, and separate bathroom.

Externally, a path leads to the front door and private patio complete with a hot tub. There is also a wooden balcony, accessed via the living room, ideal for a table and chairs to enjoy the far reaching views.

Parking is available throughout multiple bays across the site.

This lodge is set within the delightful Honnicombe holiday village with 20 acres of beautiful rolling countryside on a private estate and located at the heart of the Tamar Valley AONB, there are no shortage of ways to get some good, fresh, Westcountry air into those lungs at Honnicombe Holiday Village. This holiday village has really made the most of the outside space, filling it with activities for the whole family to enjoy including indoor and outdoor swimming pools, archery and many other activities.

Leasehold - 999 years from 01/4/1988 Council Tax - Non domestic rates currently applicable to the current owner.

Local Authority - Cornwall Council
Services- Mains electricity. Private water & drainage via the park (included within Service Charge)

Service Charge - 2022/2023 £5,041.82 per annum (including insurance)

Leisure facilities - optional - £1,675 per annum
All Honnicombe properties are limited to holiday use only and cannot be used for residential use, long term lettings or to house workers. This property can be used as a holiday let.



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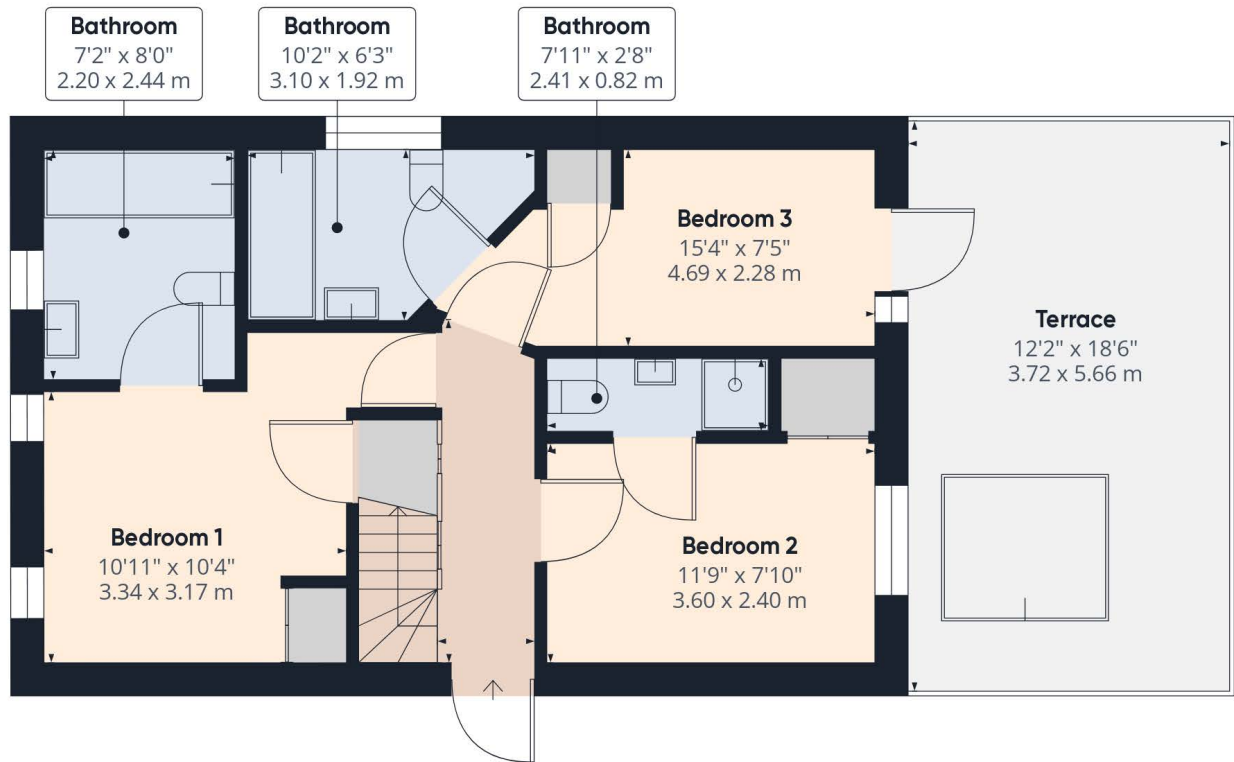
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Honicombe is situated in the beautiful Tamar Valley, approximately one mile from the villages of Harrowbarrow, Metherell and St Anns Chapel, and four miles from the larger town of Callington which provides a selection of amenities and facilities.

There are a number of nearby recreational pursuits that can be enjoyed by all the family and the coast and moorland are within driveable reach.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 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.

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.