



Lodge 32 Willow Bay Country Park  
Whitstone | Cornwall



Town • Country • Coast



\*\*\*External refurbishment is included at this price\*\*\*

The 3 bedroom lodge is situated at the top of the park, on site of the historic Hilton Woods with its medieval fortification earth works which are still just visible. This very peaceful spot is a perfect place to unwind whilst enjoying the nature and wildlife that surrounds you.

The lodge itself benefits from an open plan kitchen, living and dining space. The french doors offer access from the dining area to the decking and alfresco dining area whilst allowing light to flood this well appointed lodge. There is a master suite offering plenty of storage opportunities and an ensuite shower room equipped with fully tiled shower, single basin and toilet.

The second & third bedrooms are arranged as twin rooms, both benefit from a double wardrobe & bedside cabinet providing additional storage. Both bedrooms have windows with views to the trees. There is also a separate family bathroom providing bath with shower over, single basin and toilet. This spacious lodge has parking in the main car park for guests vehicles.



### Situation

Willow Bay Park provides an ideal base for exploring the counties of Devon and Cornwall, being a short drive from the market town of Holsworthy, with its range of amenities and regular market day and the coastal town of Bude, which has a wide range of facilities including supermarkets, shops, restaurants, leisure centre, swimming pool, local hospital and, of course, beaches. Popular tourist places such as Crackington Haven, Boscastle, Tintagel and Clovelly are all within a short drive. The park is set in 11 acres of natural woodland.

### Directions

The postal code for the site is EX22 6TW. From Bude proceed east on the A3072 towards Holsworthy. At Red Post, turn right signposted Launceston. Just before the village of Whitstone take the right hand turn into a small lane and proceed along this and down the hill. The entrance to Willow Bay Country Park will be found approximately 3/4 mile from this turn on the right hand side.

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## Kitchen/Lounge/Diner

19'3" x 16'1"

## Bedroom 1

9'7" x 9'1"

## En-Suite

8'0" max x 3'10"

## Bedroom 2

9'2" x 7'6"

## Bedroom 3

9'2" x 7'11"

## Bathroom

8'0" x 4'2"

## Services

Mains Electricity and Water.

Private Drainage.

LPG Gas Central Heating.

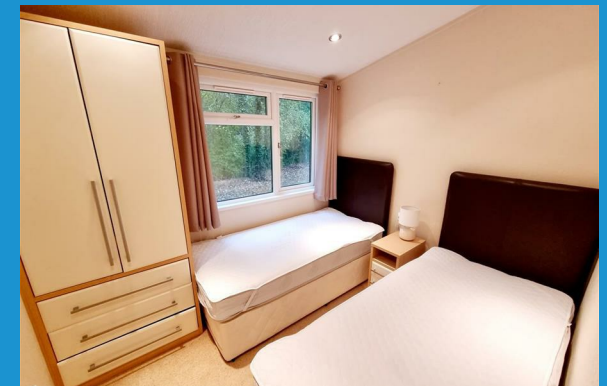
## Agents Note

This lodge is 15 years old with the remainder of a 50 year lease left.

The ground rent & service charge for the property is approximately £5250.00 per year.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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