



Tamar & St. Anns Cottages

Honcombe Park, Callington

Offers In Excess Of £110,000



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## Tamar & St. Anns Cottages

Honicombe Park, Callington

Situated within the popular holiday site, Honicombe Park, we are pleased to offer this charming three bedroom property to the market. Currently serving as a holiday rental to the current owner, the property benefits greatly from its quiet position in the park but also large and open spaces, creating a comfortable home away from home.

Entering via a footpath from the parking bay, the cottage is situated along the edge of the park so boasts a view over the neighbouring fields to the countryside. The property is conveniently being left fully furnished with the inclusion of white goods and baby furniture.

Entering in on the ground floor lays the three bedrooms- all double bed rooms however currently laid out to be a master and two twin rooms. The ground floor also offers a bathroom as well as a second shower room.

To the first floor there is the open plan living space, complete with dual aspect windows allowing light to pour in and sight of the stunning views to the rear. The large living space boasts multiple spaces for dining and seating as well as a kitchen and private balcony.

The property has been brilliantly finished throughout and as a current rental, is a fantastic opportunity for those looking for an investment and holiday rental, personal holiday home or a mix of both. The current owner is selling the property with all summer bookings including booking management company and cleaning team; perfectly set up for the season ahead!

With on-site leisure facilities such as recently refurbished indoor and outdoor pools, games and arcade rooms as well as a lovely on-site pub with an impeccable menu, the property's location is hugely desirable.





### Hallway

### Master Bedroom

11'9 x 8'9 (3.58m x 2.67m )

### Bedroom Two

11'9 x 8'10 (3.58m x 2.69m)

### Bedroom Three

11'9 x 8'9 (3.58m x 2.67m)

### Bathroom

### Shower Room

### Living/ Dining room

27'2 x 26'1 max (8.28m x 7.95m max)

### Kitchen

7'10 x 9'9 (2.39m x 2.97m)

### Balcony

### EPC

31/F

### Services

Mains electricity, water and drainage. No gas supply.

### Council Tax

N/A

### Situation

Honicombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something to suit them right on their doorstep.

### Directions

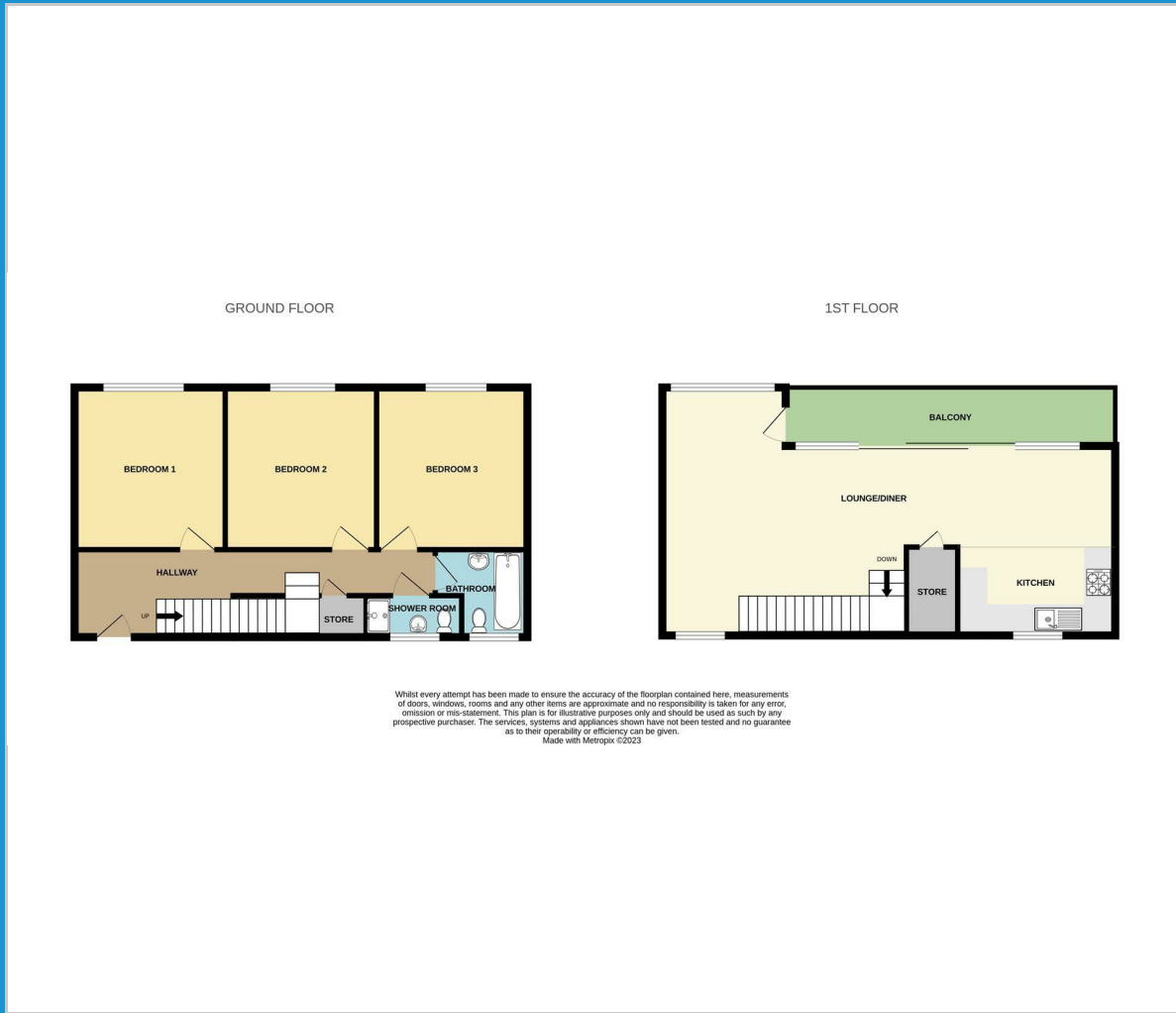
Leaving the A30 at Launceston, follow the A388 towards Callington. Stay on the A388 all the way through Callington. As you leave Callington, take the first exit off of the roundabout, onto Southern Road/A390. Stay on this road, taking the second exit at the next roundabout, signposted Tavistock/Gunnislake. Follow this road for a couple of miles until you enter St Ann's Chapel. Take the right turning, signposted 'Cotehele' and 'Honicombe' and follow the road past the Donkey Sanctuary, down to the crossroads. Go straight across here then take a left where Honicombe Park can be found a few hundred metres down.

### Tenure

Leasehold. Circa 950 years remaining. Current ground rent £3,827 pa. Waste Collection £159 PA.



## Floor Plan



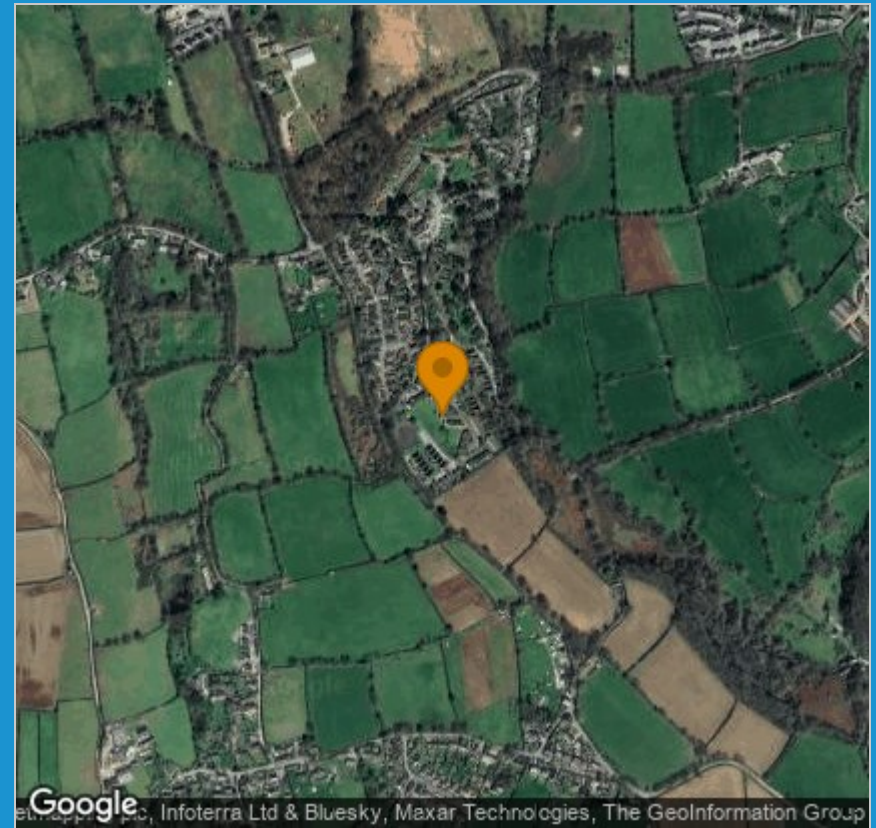
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

