



Town • Country • Coast



Honicombe Park

Callington

Price Guide £140,000



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The Dartmoor lodges are peacefully tucked away at the bottom part of the popular Honicombe Holiday park and this particular property is a great sized home away from home! Be that for yourself or the family or as an investment, the property suits brilliantly as the accommodation boasts a modern open plan kitchen/ dining and living room with built in appliances; downstairs shower room with WC and basin; four double bedrooms and a modern family bathroom upstairs with a bath with shower over, WC and basin.

The lodge also benefits from its upgraded heating system with central heating throughout.

Outside there is a patio area, perfect for alfresco dining and communal gardens surround the property. There is communal parking available with in easy reach of the proeprty.

This Particular lodge benefits from its fantastic position at the bottom of the site with fields neighbouring the property as well as a stunning view across the rolling hills of the Tamar Valley, a real must see!





[Ground Floor](#)

[Hall](#)

[Living/ Dining Room](#)

18'11 x 11'10 max (5.77m x 3.61m max)

[Kitchen](#)

8'6 x 8'2 (2.59m x 2.49m)

[Bedroom Three](#)

10'4 x 8'11 (3.15m x 2.72m)

[Bedroom Four](#)

12'1 x 8'2 (3.68m x 2.49m)

[Shower Room](#)

[First Floor](#)

[Landing](#)

[Bathroom](#)

[Master Bedroom](#)

12'11 x 12' (3.94m x 3.66m)

[Bedroom Two](#)

13'4 x 12'11 max (4.06m x 3.94m max)

[External](#)

To the rear of the property is a patio area and lawned space surrounding the property both catching the stunning view the property offers. External space is great across the properties at Honicombe Park and Communal grounds and garden across the site include tennis court, playing areas, pond and footpaths.

[Services](#)

Mains electricity, water and drainage.

[Tenure](#)

Leasehold. 999 years from 1/4/88. 964 years remaining. Ground rent and service charge £4,188 for 2023/24 (Fee includes water, insurance and VAT).

[Situation](#)

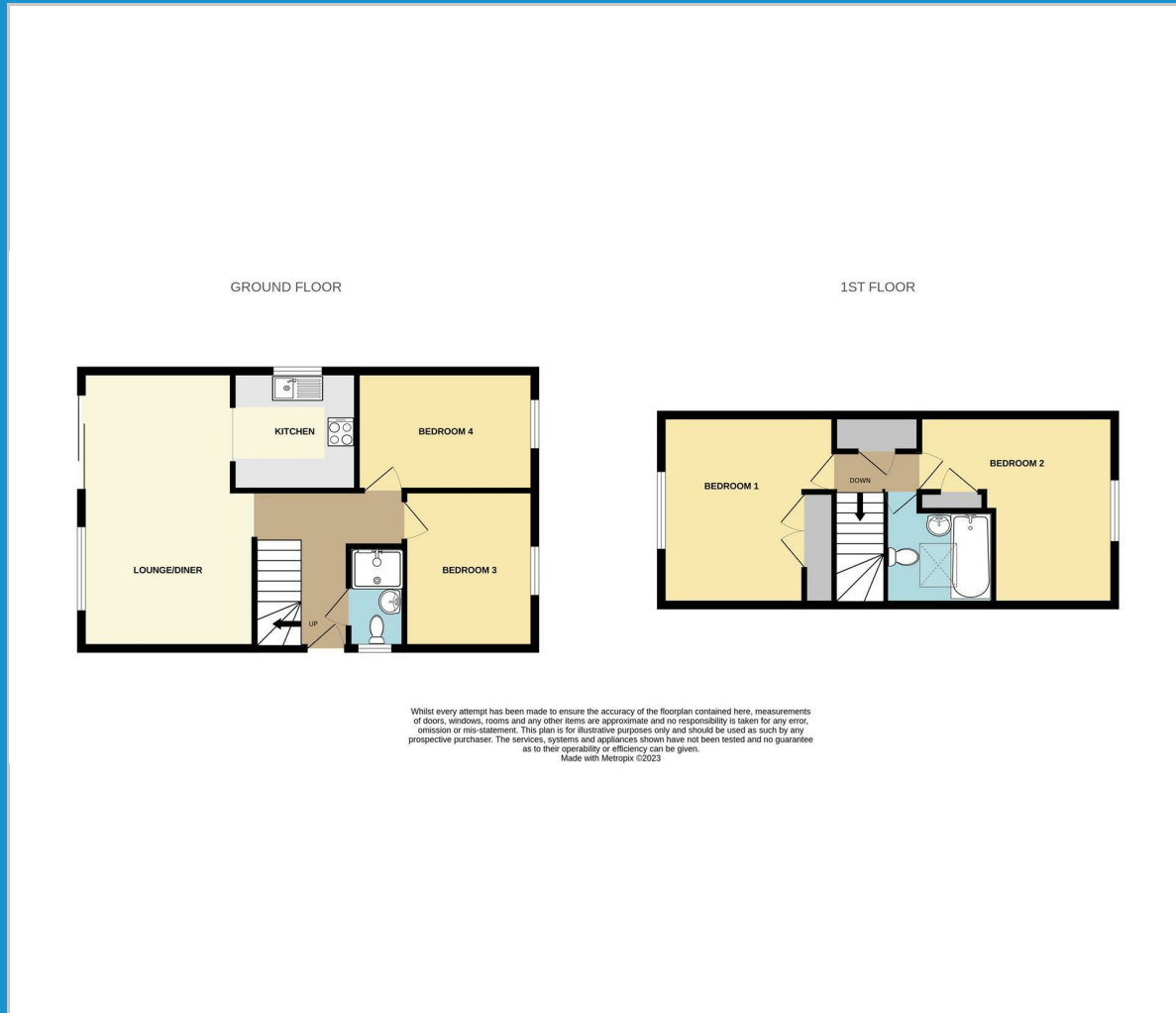
Honicombe is based in the beautiful Tamar Valley AONB which stretches from Bodmin to Dartmoor and from the beaches of East Cornwall to the pretty towns of West Devon. There is plenty to see and do for the whole family. Everyone from the thrill seekers, beach babies and wildlife lovers will find something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



Floor Plan



Area Map



Energy Efficiency Graph

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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