

KIVELLS

Sandy Cott
Kilkhampton, Cornwall



Sandy Cott

19 The Drive, Penstowe Holiday Park, Bude, EX23 9QY

Guide Price: £45,000

Two-bedroom, FREEHOLD holiday lodge

Subject to an 8-month holiday occupancy restriction

Enjoying an elevated, private position

Well-presented, spacious accommodation

Great investment opportunity with strong income potential

Within walking distance of village amenities

No onward chain and EPC Rating - TBC



Situation

Penstowe Holiday Park

Penstowe Park Holiday Village is situated on the outskirts of the popular and self-contained village of Kilkhampton, which offers a good range of everyday amenities including a Co-op convenience store, village shop, butcher's, takeaway outlets, two public houses and places of worship.

The A39 runs through the village, providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers an extensive range of shopping, educational and recreational facilities, together with a theatre, hospital and access via the North Devon Link Road to the M5 motorway.

The popular coastal town of Bude is located approximately four miles to the south and offers a comprehensive range of shopping, banking and schooling facilities, together with a variety of restaurants, cafés and public houses. The town is also renowned for its beautiful sandy beaches and offers a wide range of leisure pursuits including an indoor swimming pool, tennis courts and golf course.



Description

Holiday Chalet

Penstowe Park Holiday Village is set within approximately 30 acres of attractive parkland, surrounded by rolling countryside and within easy reach of the dramatic North Cornish coastline.

Ideally positioned approximately 2½ miles from the beautiful National Trust beach at Sandymouth Bay and within walking distance of the popular village of Kilkhampton, Penstowe Park provides an excellent base from which to explore the many attractions of Cornwall and Devon, including picturesque coastal villages, sandy beaches and scenic countryside walks.

Sandy Cott is a well-presented and spacious semi-detached, freehold holiday lodge, enjoying an elevated and private position. The accommodation comprises two bedrooms, an open-plan kitchen/living area and a bathroom, offering comfortable and well-proportioned living space throughout. Outside, there is a patio area and further storage.

Recently renovated and insulated throughout, the property represents an excellent opportunity for those seeking a Cornish bolthole or an investment property with strong income potential.



Accommodation

The Room Guide

ENTRANCE:

Access via an obscure-glazed door into:

KITCHEN / LIVING AREA:

Open-plan, dual-aspect room with windows to the front and rear elevations. The kitchen area comprises a range of base and eye-level units with work surfaces over, incorporating a stainless steel sink/drainage unit. Integrated appliances include an electric hob with oven below, extractor fan above and microwave, together with space for an under-counter fridge/freezer. There is further space for a range of living and dining furniture. Storage cupboard and wall-mounted electric radiator.

BEDROOM ONE:

Space for a double bed and bedroom furniture. Window to the front elevation and wall-mounted electric radiator.

BEDROOM TWO:

Currently arranged as a twin room. Window to the rear elevation and wall-mounted electric radiator.

BATHROOM:

Obscure-glazed window to the rear elevation. A three-piece suite comprising a WC, bath with shower over and pedestal wash hand basin. Fully tiled walls and electric heated towel rail.

Floor Plan

See The Layout



Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric

VIEWINGS:

Strictly by appointment only. Please call 01288 359 999 or email bude@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: ///hurray.upwardly.awkward

EE RATING: TBC

COUNCIL TAX BAND: A

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AGENT NOTES:

- **PARKING:** Communal car parks are situated throughout the site.
- **SERVICES:** Electric within the unit is via card purchased from Multistream.
- **TENURE:** FREEHOLD. The property is subject to an 8-month holiday restriction.
- **SERVICE CHARGE:** Approx. £872.01 per annum

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