






**1 The Manor, Penstowe Holiday Park, EX23 9QY** Asking Price **£42,750**

Available 7 days a week

# 1 The Manor, Penstowe Holiday Park, Kilkhampton, EX23 9QY

 2 bedrooms
  1 bathroom
  1 reception

- Two-bedroom LEASEHOLD holiday lodge
- Subject to an 8-month holiday restriction
  - Communal car parking nearby
  - Income potential
- Walking distance of extensive village amenities
  - EPC Rating E

## Location

Penstowe Park Holiday Village is situated on the fringe of the self-contained village of Kilkhampton which offers a comprehensive range of everyday amenities including post office, two village stores, butchers, food takeaway outlets, two public houses, places of worship, holiday and health resort and excellent primary school.

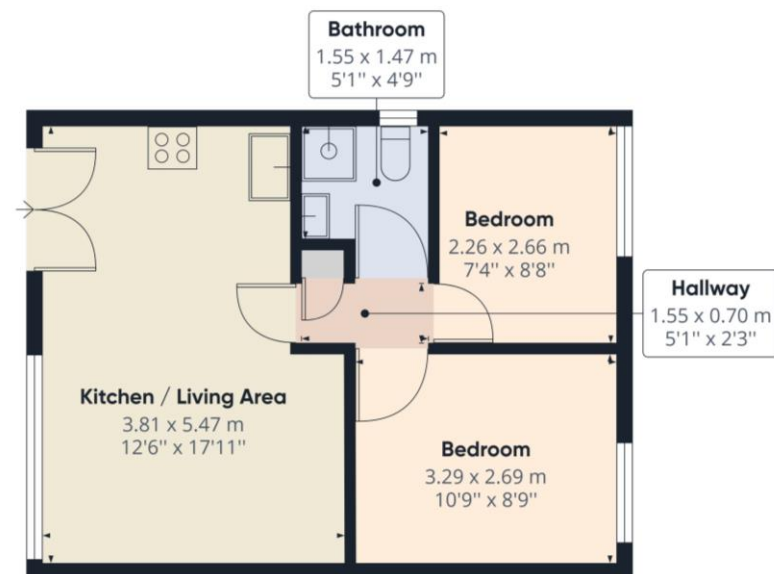
The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5. The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, eateries, public houses and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

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Approximate total area<sup>(1)</sup>  
38.39 m<sup>2</sup>  
413.18 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## DESCRIPTION

1 The Manor is a fantastically maintained semi-detached leasehold holiday lodge conveniently situated for site amenities and parking facilities. The accommodation comprises two double bedrooms, light and airy reception room, modern kitchen and bathroom with electric shower. The property is well suited for those looking for a Cornish bolthole or investors alike.

## THE SITE

Penstowe Park Holiday Village is set in approaching 30 acres of parkland with the dramatic north Cornish Coastline nearby and miles of rolling countryside to be enjoyed.

Situated just 2½ miles from the sandy beach at Sandymouth Bay and a short walk from the lovely village of Kilkhampton, Penstowe Park is ideally located for exploring the many delights of Cornwall and Devon.

## ACCOMMODATION

UPVC door to:

### LIVING/DINING ROOM

The chalet opens into a bright and generous living/dining room which is open plan to the kitchen. A large uPVC double glazed window to the front aspect offering plenty of natural light. Ceiling light, TV point, electric radiators and Karndean flooring. Door to inner hallway.

### KITCHEN

An extensively equipped modern kitchen with a range of matching floor and wall units with worktop over incorporating stainless steel sink/draining unit with mixer tap and tiled splash backing. Inset electric hob, integrated double oven, microwave and fridge, ceiling light, Karndean flooring.

### INNER HALLWAY

Ceiling light, continuation of flooring, storage cupboard and principal doors to:

### BEDROOM ONE

Double bedroom with uPVC double glazed window to rear aspect, ceiling light, radiator, continuation of flooring.

### BEDROOM TWO

Currently arranged as a bunkbed room with uPVC window to rear aspect, ceiling light, radiator and continuation of flooring.

### BATHROOM

Modern three-piece suite with fully tiled walk-in shower cubicle with electric rainfall shower, hand wash basin and low-level flush W.C. Two obscure double glazed uPVC windows to side aspect, tiling floor to ceiling, ceiling lights, chrome towel rail, extractor fan, vinyl flooring.

## PARKING

Communal car parks are situated throughout the site.

## SERVICES

Electricity via pre-paid meter situated within the lodge. Mains metered water.

## COUNCIL TAX BAND

A

## ENERGY EFFICIENCY RATING

E

## TENURE AND LEASEHOLD

The property is subject to an 8-month holiday restriction.

90-year lease commencing in 1976.

## SERVICE CHARGES & GROUND RENT 2023/24

Service Charge approximately - £413.22

Ground Rent approximately - £2167.27

(Please check with your legal advisor for accurate up to date figures)

## AGENTS NOTE

Please note that the property is sold fully furnished.

## DIRECTIONS

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford. Continue along this road for approximately 4 ½ miles and just before entering the village of Kilkhampton, the entrance to Penstowe Park will be found on the left-hand side. Proceed into the grounds of Penstowe Park and continue along the main drive proceeding left once you have reached the T-junction just after 'The Cabin'. Follow the road down the hill for 100 metres taking the first right-hand turn where communal car parking will be found for 'The Manor'.



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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.