



Linhay

Trevalgas Park, Stonehill, Poughill, Bude, Cornwall, EX23 8HH

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Auction Guide £145,000 Freehold



Key Features

-  2 bed detached barn conversion
-  12 month holiday restriction
-  Beautifully maintained small tucked away holiday complex on the edge of Bude
-  Excellent facilities including indoor heated swimming pool
-  Large lawned garden and courtyard area providing the perfect space for al fresco dining
-  Perfect coastal bolthole or holiday let investment

EPC Rating E

Council Tax Band TBC

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Living/Dining Room 5.37m x 3.41m

Dual aspect room with exposed beams, access to roof space, electric night storage heater and carpeted flooring. Doors to:

Kitchen 2.35m x 2.33m

Side aspect window, good range of matching shaker style wall and base units with roll edge work surface over. Sink and drainer with mixer tap, space for oven, stainless steel extractor hood, space for under counter fridge, part tiles walls and tiled flooring.

Bathroom 2.33m x 1.97m

A fresh and light room with side aspect window, 3 piece white suite comprising bath with Mira electric shower over, low level WC and pedestal wash hand basin. Part tiled walls and tiled floor.

Bedroom One 3.66m x 2.72m

A twin room, with front aspect window, exposed beams, built in wardrobe, dressing table area with wall mounted mirror and light, carpeted flooring and electric night storage heater.

Bedroom Two 3.66m x 2.42m

A double rear aspect room with exposed beams, built in wardrobe, dressing table area with wall mounted mirror and light, carpeted flooring and night storage heater.

Outside

Lovely paved courtyard to the front with steps leading up to a large lawned garden. Private parking space, along with large guest carpark. Communal indoor heated swimming pool, games room, laundry room and childrens play park – all set amidst the beautifully maintained grounds.

Services

Mains water and electricity, private drainage.

Agents Note

The service charge is currently £290 PCM which includes swimming pool and site maintenance.

Each owned property has a 1/14th share in the Management Company, Trevalgas Estate Limited, and one vote per cottage at the AGM.

The swimming pool, play park, and communal areas are owned by Trevalgas Estate Limited.

The owners have a block insurance policy and the premium for each cottage is payable in addition to the service charge.

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Overview

This 2 bed detached barn conversion is the perfect holiday cottage situated on the beautifully maintained Trevalgas Park on the edge of Bude renowned for it's award winning beaches.

Enjoying a peaceful setting with excellent facilities, including heated indoor swimming pool, games room, laundry room and childrens play park.

The property benefits from its own large garden and courtyard area, perfect for alfresco dining.

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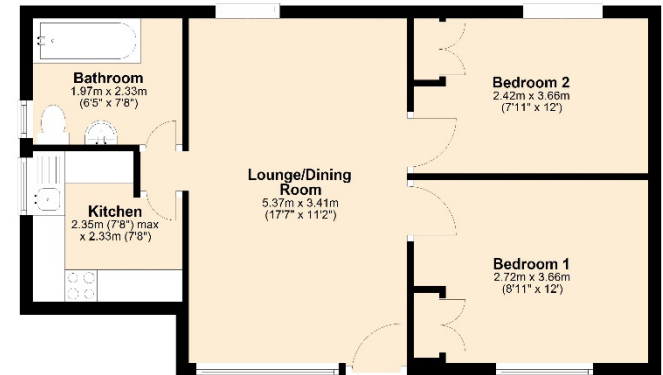
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Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



Total area: approx. 48.7 sq. metres (524.4 sq. feet)