



www.parkesandpearn.co.uk Email:info@parkesandpearn.co.uk
Parkes and Pearn 13 Baytree Hill Liskeard Cornwall PL14 4BG Tel: 01579 343633

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



4 Lake View | Lanreath | PL13 2PF
Offers Invited £149,950

PARKES & PEARN
Property Consultants
Estate & Letting Agents

4 LAKE VIEW | LANREATH | PL13 2PF



- Very stylish holiday lodge in wooded location near the water's edge
- South facing balcony with sunken hot tub spa and waterside and woodland views
- Fully furnished and equipped throughout to a very high standard
- Two spacious double bedrooms and two bath/shower rooms
- Beautifully finished with Oak floors and fitted carpets
- Lucrative investment with proven income history
- Open plan triple aspect living space with high quality kitchen suite
- Double glazing and LPG central heating
- Tucked away and secluded setting with exclusive on site bar and bistro



SITUATION

Set seven miles from the renowned fishing villages of Looe, Polperro and Fowey, and only a stone's throw from the rugged Bodmin Moor, Stonerush Lakes is situated in the agricultural heartland of Cornwall. Hidden within the landscape, this twenty-eight acre estate offers a wide variety of lodges each with individual character, either alongside or with a stunning view of the lakes, beside a babbling brook or set back into a sun drenched hillside. With the emphasis on contemporary family living, each lodge boasts a design to enhance the stunning location, capturing uninterrupted views over idyllic countryside through floor-to-ceiling windows. The Old Mill hosts a welcoming reception, along with a superb restaurant with a classical interior and lakeside seating. There is a new modern menu of locally sourced seasonal food, creating the perfect opportunities to unite relaxation and family time amidst spectacular scenery

COVERED ENTRANCE

With non slip decking area and steps rising to entrance door

HALLWAY

Engineered Oak flooring, ceiling down lighters and doors off to all rooms with boiler/storage cupboard

SITTING/DINING ROOM/KITCHEN

A lovely light and airy L-shaped triple aspect reception room which faces south and enjoys sun all day with two sets of French Doors opening to the balcony and decking with side access to the enclosed hot tub area. Ceiling down lighters, exposed central ceiling beam and engineered Oak flooring. The kitchen area features a range of matching gloss finish base, wall and drawer units complemented by solid wooden block working surfaces with matching upstands, inset stainless steel sink unit with circular drainer, mixer tap and ceramic tiled surrounds. Integrated appliances include electric oven, halogen hob with stainless steel splash guard, extractor canopy, fridge/freezer, dishwasher and washer/dryer

BEDROOM ONE

A well proportioned triple aspect master bedroom enjoying morning sun with ceiling down lighters, newly fitted carpet and built in single and double wardrobes

EN-SUITE SHOWER ROOM

Tiled flooring and partially tiled walls with chrome towel radiator and ceiling down lighters. The suite comprises a walk in double shower enclosure with mains mixer shower, wall mounted wash basin with mixer tap and WC

BEDROOM TWO

A double bedroom currently arranged as a twin room with side facing door enjoying sun from morning with ceiling down lighters and built in double wardrobe

BATHROOM

Ceramic tiled flooring, partially tiled walls, chrome towel radiator and ceiling down lighters. The white suite comprises a panelled bath with mixer shower and glazed shower screen, wall mounted wash basin with mixer tap and WC

OUTSIDE

The property is approached from the service lane onto a driveway providing off road parking for one vehicle. Additionally, there is further parking in the layby opposite the lodge. From here a gravel pathway leads to the front entrance where the decking extends along the side of the property giving access to the rear, where there is a south facing decked balcony providing an ideal space for outdoor living, enjoying delightful rural and wooded views and reasonable privacy. This extends around the side of the property to a further secluded area of decking with high level fencing enclosing a hot tub spa

SERVICES

Mains electricity, LPG for central heating and hot water, private and mains water supply and private drainage system

TENURE

The lodge is sold with the remainder of a 125 year licence agreement with Charteroak Estates. It is restricted for holiday use only and may be used as a second home or holiday home for 12 months. However, it cannot be used as a primary residence

DIRECTIONS

From Liskeard, head south on the A38 Dobwalls bypass to Twelvewoods roundabout at the end of the dual carriageway. Take the exit marked A390 to Lostwithiel and St Austell. Pass through the village of East Taphouse and turn left onto the B3359, heading south towards Looe. Proceed along this road for approximately four miles, then turn right, signposted Stonerush Lakes. Pass Bocaddon Farm, around the bends and then take the left fork. Continue ahead until you reach the entrance for Stonerush Lakes

