

3 bed barn to buy in TR9

Retallack Resort & Spa, St. Columb, Cornwall, TR9 6DE

£290,000 Starting Bid

x 3 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- Beautifully Presented 3-Bedroom Holiday Lodge
- Spacious Open-Plan Living Accommodation
- Lake Views from the Outside Seating Area
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A beautifully presented and deceptively spacious 3-bedroom holiday lodge situated within the sought-after Meadows development at Retallack Resort & Spa, offering stylish and versatile accommodation ideal as a holiday retreat or investment opportunity. Conveniently positioned within easy reach of the North Cornwall coast, the property enjoys a peaceful setting whilst remaining close to a range of local amenities and popular beaches.

The accommodation briefly comprises a light and spacious open-plan living area with ample room for both dining and entertaining, featuring sliding doors that open onto the outdoor seating area. The space is complemented by a modern fitted kitchen with integrated appliances, together with a useful utility room. There are three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities featuring a freestanding roll-top bath, alongside a contemporary family bathroom and an additional cloakroom.

The lodge has been finished to a high standard and is exceptionally well maintained throughout, offering stylish and comfortable accommodation ready for immediate enjoyment.

Externally, the property benefits from a beautiful outside space overlooking one of the few lakes on the park, creating an ideal setting for al fresco dining and relaxing. The property also benefits from a private hot tub, perfect for enjoying the peaceful surroundings all year round, together with allocated parking. The development itself is surrounded by attractive Cornish countryside and is ideally located for enjoying nearby coastal destinations including Newquay and Padstow, along with a selection of renowned beaches and scenic walking routes.

The property is currently operated as a holiday let, with a guaranteed income scheme in place until November 2026. Council Tax registration will be required at the end of this period, current banding shown as an estimate.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 994

Annual Service Charge Amount: £3,364.00

Price: Starting Bid £290,000

Property Type: Barn

Parking: Allocated

Construction materials: Timber frame

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

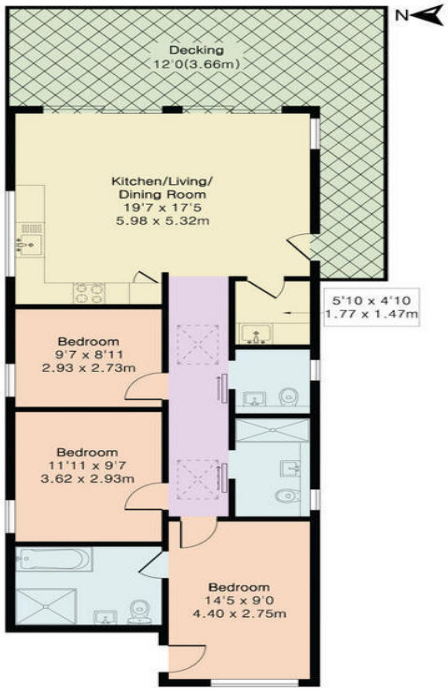
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

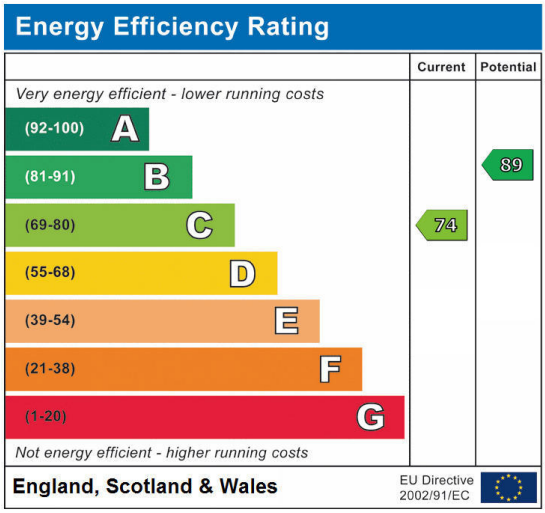
Approximate Gross Internal Area 964 sq ft - 90 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

THE AGENCY UK



Retallack Resort & Spa, St. Columb, Cornwall, TR9 6DE

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.