



80 Juliots Well,
Camelford, Cornwall. PL32 9RF



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£70,000 Leasehold



- Large two bed holiday lodge
- LPG central heating and uPVC double glazing throughout
- Well respected park location
- Excellent investment potential
- Well maintained and ready to use
- Sought after location

SITUATION

Situated between the moors and the spectacular north Cornish coastline, Juliots Well is just a mile from the ancient town of Camelford and four miles from the beautiful beach at Trebarith Strand. It is close to historic Tintagel and the picturesque harbours at Boscastle and Port Isaac, while inland is Bodmin Moor and Jamaica Inn. As a result, Juliots Well Holiday Park is ideal for touring Cornwall with all it has to offer holidaymakers. It also provides a stunning spot for a luxury lodge to either rent or own.

It is a superb rural retreat set in 33 acres of sheltered parkland with shady woods, hedgerows and meadows, plus the Well from which the park gets its name. Dating from medieval times, the Well provided a welcome resting place for pilgrims and its holy waters and peaceful surroundings are still found to be beneficial today!

DESCRIPTION

Here we have a large 2 double bedroom wood cabin / lodge with master en-suite shower room. Family bathroom, kitchen and lounge. Parking for 2 cars. The property comes complete with all furniture including beds and living room suite. Can be used all year round either for family or as a holiday let for added income.

The park are experts at handling bookings and managing the park so you can rest assured that your investment is looked after.

The lodge is accessed via a set of decking steps to a wooden hand gate which opens onto a wrap-around decking area with wooden hand rail. To the side is an entrance door leading directly into the lounge/diner with the kitchen to the right hand side.

KITCHEN (2.74m x 2.88m)

Open from the dining area, there is a lovely modern range of wall and base units with roll top work surfaces. Units include a built in fridge freezer and dish washer. Four ring gas hob with a stainless steel extractor hood. Electric oven below. Designated space for the included microwave. Single bowl stainless steel sink with mixer tap. Window to the side elevation.

LOUNGE (5.91m x 5.68m)

Excellent light and visibility created by the patio doors and 5 large windows to the front aspect of the lodge. Fire place with electric fire fitted. Central heating radiator. Glass panelled entrance door. Doors to the kitchen, and inner hallway. Open access to the kitchen.

BATHROOM

Window to the side aspect. Bathroom suite comprising of a panelled bath, pedestal wash hand basin, low level corner WC. Mixer shower over the bath with glass splash screen. Central heating radiator.

BEDROOM 1 (2.89m x 3.9m)

Window to the side aspect with patio doors leading out to a large balcony. Central Heating radiator Door to En-suite which comprises of a modern suite with shower cubicle and mains powered shower, pedestal wash hand basin, low level corner WC.

BEDROOM 2 (3.28m x 2.91m)

Window to side aspect. Central heating radiator.

OUTSIDE

There is a parking space to one side of the lodge with enough space for two cars. A small set of decking stairs leads to a wooden hand gate opening onto a wrap-around decking area with wooden grab rail. The decking carries around to the side and enjoys fantastic countryside views.

AGENTS NOTES

This lodge is in lovely condition and priced to sell quickly. The park is undergoing an extensive improvement programme at the moment with the building of an indoor swimming pool and cafe / shop. The park is well maintained and very popular with holiday makers who return year after year.

The lodges can be used all year round giving maximum flexibility to owners.

At this price you will have to view quickly as it will not be around for long!



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