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**The Valley, Bissoe Road,
Carnon Downs, Truro**

**£190,000
Leasehold**





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Property Introduction

An opportunity to purchase a delightful detached holiday cottage split over three levels within this desirable five star rated complex.

The light and airy accommodation is ideal for families and benefits from a central heating system whilst from the kitchen, sliding doors give access to a balcony enjoying pleasant rural views. In addition, there is also an outside terrace and hot tub. The property has a Section 106 agreement which means it can only be used for holiday/second home use.

The development itself is a gated complex set within approximately thirteen acres of gardens and woodlands with the property being one of only six on-site.

All cottages are sold fully furnished and equipped, meaning upon completion the property can potentially earn revenue. Within The Valley are excellent leisure facilities that include an indoor and outdoor swimming pool, fitness suite, squash court and tennis court alongside a games room and restaurant that opens during the high season.

Location

Carnon Downs is situated just a few miles outside of the cathedral city of Truro which is renowned for its attractive cobbled streets which meander giving access to local independent shops set alongside some of the more well known multiples. Within Truro are many restaurants, cafes, parks and of course The Hall for Cornwall. For those who are interested in water sports, the town of Falmouth is approximately ten miles distant with four popular beaches and home to the National Maritime Museum. The north coast is popular with surfers, particularly at Newquay, Perranporth and St Agnes whilst locally within Carnon Downs can be found a general store, Public House, doctors surgery and dentist.

ACCOMMODATION COMPRISES

Entrance door opening to:-

HALLWAY

Radiator. Staircase descending to lower ground floor level. Access to loft and access to:-

CLOAKROOM

Window to front elevation. WC with concealed cistern and wash hand basin with mirror over. Radiator, tiled floor, built-in storage cupboard.

UTILITY ROOM 5' 10" x 5' 5" (1.78m x 1.65m)

Circular window to side elevation. Worktop incorporating a single stainless steel sink unit with mixer tap. A variety of base storage cupboards and floor to ceiling cupboard. Gas boiler, part tiled walls, tiled floor, extractor and radiator.

OPEN PLANNED LOUNGE/KITCHEN/DINER

LOUNGE 13' 5" x 13' 4" (4.09m x 4.06m) maximum measurements

Sliding patio doors to front elevation giving access to patio, window to side elevation. Radiator and stairs giving access to kitchen/diner with feature vaulted ceiling:-

KITCHEN/DINER 13' 6" x 11' 4" (4.11m x 3.45m)

Window to the rear and side elevations. Single stainless steel sink unit with mixer tap, a range of base and wall mounted storage cupboards, wooden worktops. Four drawer pack and wine recess. Built-in cooker, gas hob with stainless steel extractor over, part tiled walls. Integrated dishwasher and fridge. Radiator and tiled floor. Sliding patio doors giving access onto a:-

BALCONY 13' 6" x 5' 10" (4.11m x 1.78m)

Delightful views over the surrounding fields.

GROUND FLOOR HALLWAY

Access to owners security cupboard. Access to:-

BEDROOM ONE 14' 8" x 8' 4" (4.47m x 2.54m)

Being a dual aspect room with window to rear and side elevations. Radiator. Built-in double wardrobe, 'Velux' window.

BEDROOM TWO 13' 7" x 11' 0" (4.14m x 3.35m)

Window to rear elevation enjoying views. Radiator. Built-in wardrobes with storage cupboard over. Access to:-

EN-SUITE SHOWER ROOM

Window to side elevation. WC with concealed cistern, built-in storage cupboard, bidet, shower cubicle and pedestal wash hand basin with mirror over and shaver point. Slate tiled floor. Chrome heated towel rail. Extractor fan and tiled walls.

FAMILY BATHROOM

WC with concealed cistern, wash hand basin, built-in storage cupboard, bath with shower tap attachment over and shower screen. Chrome heated towel rail, tiled walls and floor. Shaver point and extractor fan.

OUTSIDE

As mentioned the property has its own private patio with the added benefit of a hot tub. Parking is within close proximity to the cottage where a bin store can also be found.

FACILITIES

The Valley has various communal facilities available for use the outdoor pool is the centre piece of the development with its large sun patio surround - a place to relax or enjoy the weather. There is also an indoor pool, gym, children's play area, tennis and squash courts along with other facilities to enjoy.

OWNER INFORMATION

These are leasehold properties on a 999 year lease commencing in 2005, available fully equipped and furnished. Parking is either directly outside or within close proximity to the property. Subject to a 106 agreement, these properties can only be used as holiday/second homes. Annual service charge is quoted at £2355 per bedroom plus VAT, to be confirmed by the buyers legal representatives.

HOLIDAY RENTAL OPPORTUNITY

These exclusive homes have been run as holiday cottages for many years and regularly have repeat visitors, receiving many 5 star comments on review sites. Detailed holiday rental figures on specific cottages available upon request. As this property is sold as a holiday let, we confirm that no council tax is liable, although business rates may apply. We would recommend however clarifying this with Cornwall County Council and take your own independent advice on this before purchasing.

DIRECTIONS

From the A39 Carnon Downs roundabout head into the village along Forth Coth, after approximately a quarter of a mile turn right onto the Bissoe Road. Follow this road for around three quarters of a mile passing the doctors surgery on your left and you will see on your right hand side the entrance gate to The Valley. Using What3words, the location point is:-
presume.completed.comments

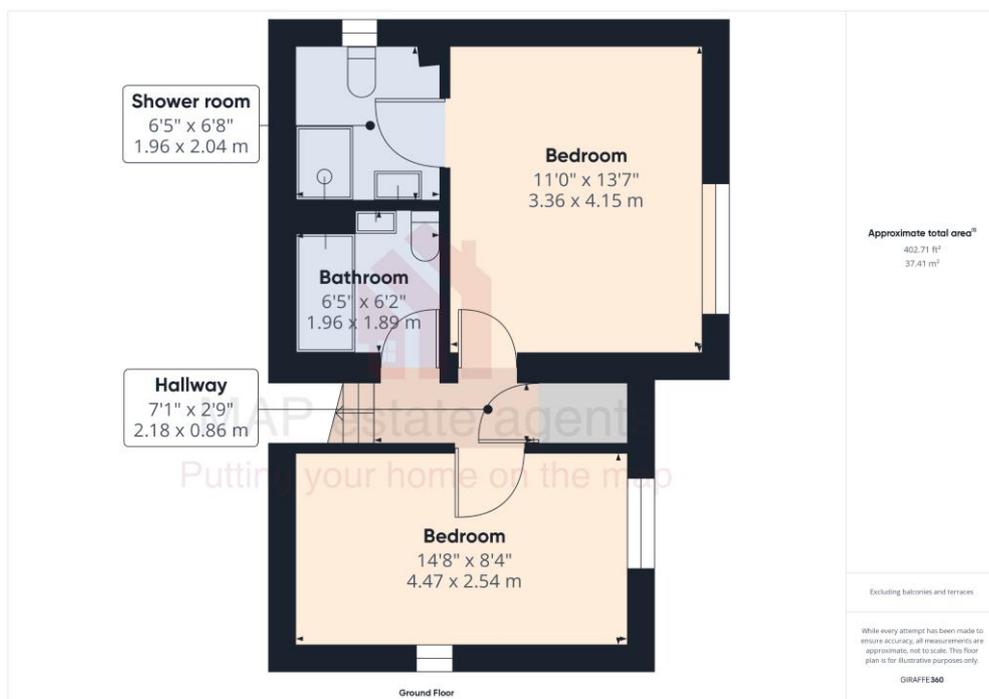
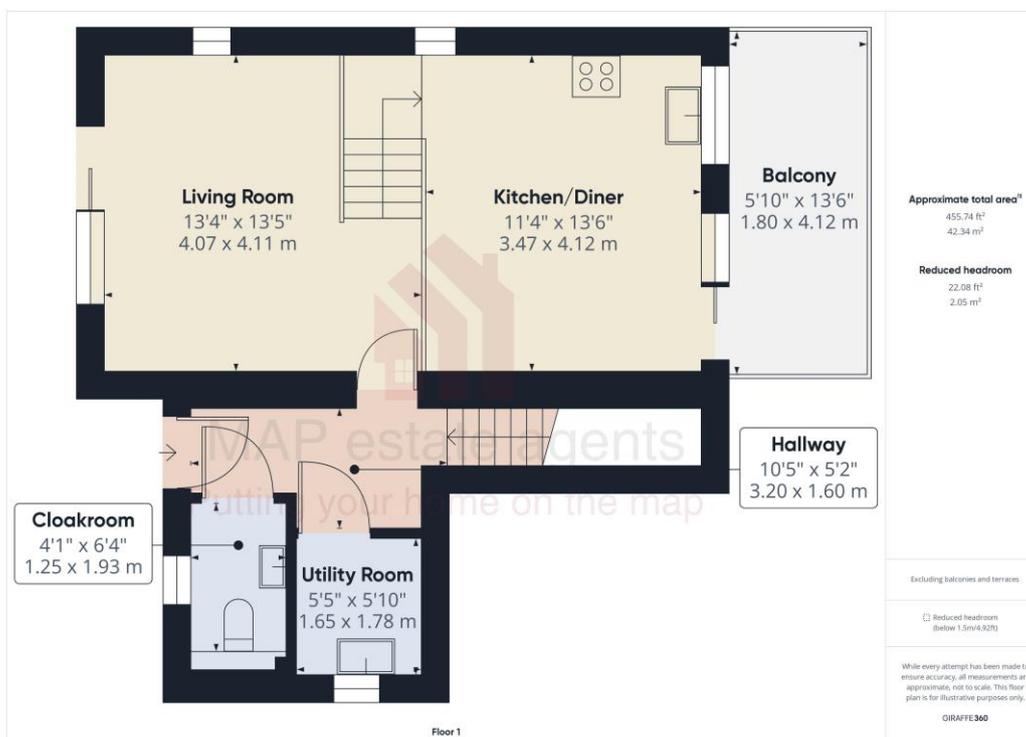


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	67
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A delightful holiday home enjoying a pleasant rural outlook
- Modern open plan split level living area with vaulted ceiling
- Two bedrooms with built-in wardrobes
- Principal bedroom with en-suite shower room
- Fitted kitchen/diner and separate utility room
- Bathroom plus additional cloakroom
- Lounge opening to terrace with access to hot tub
- Unique five star gated development
- Extensive on-site leisure facilities
- Ideally situated for access to both north and south coasts



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