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# WILLERBY MANOR, PAR SANDS, PAR PL24 2AS

AN IMMACULATELY PRESENTED TWO BEDROOM (SLEEPS SIX) STATIC CARAVAN WITH ADDITIONAL RAISED DECKED AREAS LOCATED ON THE POPULAR FIVE STAR PAR SANDS COASTAL HOLIDAY PARK. THE SITE, WITH BEAUTIFUL LANDSCAPED GROUNDS AND WILDLIFE LAKE, IS SITUATED JUST A COUPLE OF MINUTES' WALK FROM THE DUNES AND LONG SANDY ALL YEAR DOG BEACH, ON THE CORNWALL COAST PATH.

**\*12 MONTH OCCUPANCY FOR HOLIDAY USE ONLY\***

**\*WALKING DISTANCE OF PAR MAINLINE RAIL STATION\***

**\*OWNERS' LOUNGE AND OWNERS' EVENTS\***

**\*RESTAURANT\*INDOOR SWIMMING POOL & COFFEE SHOP\***

**\*ALL WEATHER SPORTS COURTS & ADVENTURE PLAYGROUND \* PET FRIENDLY \*OPEN PLAN LIVING SPACE WITH PATIO DOORS TO DECKING \***

**\* MODERN FITTED KITCHEN \* MASTER BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE WC \* SECOND BEDROOM \* SHOWER ROOM AND WC \* PRIVATE PARKING SPACE \* DOUBLE GLAZING \* GAS FIRED CENTRAL HEATING \***



**PRICE:        £48,500**

[www.thepropertyshopcornwall.co.uk](http://www.thepropertyshopcornwall.co.uk)



An immaculately presented Willerby manor model (2020) with very little use by current owners within the Par Sands Coastal Holiday Park.

Par Sands is located on the South Cornish Coast in St Austell Bay, between the towns of Fowey and St Austell. Par Village, only a short walk away, has a wealth of amenities including supermarkets, greengrocer, café and pubs, athletics track with small gym, library and café, doctor, chemist, hairdressers, post office.

Par is well situated for exploring West Cornwall and is about half an hour from the City of Truro, Newquay, Newquay Airport, Bodmin and the moors. The historic port of Charlestown, picturesque fishing villages and the Eden Project are nearby. St Austell has a cinema, and a big leisure centre with 25 metre pool & gym.

### **The Caravan**

Well positioned on the site providing easy access to all facilities. The caravan has the benefit of raised decked areas to front and side offering pleasant seating areas.

Steps up to decked area with side door leading to:

**OPEN PLAN LIVING AREA AND KITCHEN:** 6.1m x 3.6m. A light room with windows to either side and patio doors out to decking. Wood affect flooring to kitchen area. Central heating radiator. Wall mounted electric fire. Modern fitted kitchen with matching floor based and wall mounted unit with worktops over and plinth spotlights. Sink unit with drainer. Five ring gas hob with built in oven and grill and extractor fan over. Integrated fridge freezer and full height storage cupboard. Spotlights. Door to:



**HALLWAY:** Central heating radiator. Spotlights. Doors to:

**BEDROOM ONE:** 3m x 2.7m. Central heating radiator. Built in wardrobes, storage, and vanity unit with mirror. Double bed with built in bed side tables. Wall mounted TV. Door to:

**WC:** Pedestal wash hand basin with wall mounted mirror. WC. Heated towel rail. Cupboard housing central heating boiler.



**BEDROOM TWO:** 2.5m x 1.7m. Central heating radiator. Built in wardrobe and cupboards. Two single beds.



**SHOWER ROOM:** Pedestal wash hand basin with wall mounted vanity unit with mirror. WC. Double shower cubicle. Extractor fan. Heated towel rail.

**AGENTS NOTE-** Site fees payable at time of purchase. Approximately 8 years remain on the license.



**Par beach- only a few 100 yards from the caravan**