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POPPY LODGE, EDEN VALLEY HOLIDAY PARK, LANLIVERY, PL30 5BU

A well presented two bedroom timber lodge benefiting from recently fitted modern kitchen located on a small holiday park with award winning facilities in a picturesque woodland setting.

****SUCCESSFUL HOLIDAY LET****

- Entrance Hallway • Open Plan Living Area with Dining Area and Fitted Kitchen • Two Double Bedrooms with Optional Ensuite Facilities • Wrap around decking to front and side • Lawned area to the side • LPG fired central heating • Parking • Five Star Facilities •

PRICE: £65,000



Eden Valley is a picturesque, family run Holiday Park located in mid Cornwall, on the outskirts of Lanlivery approximately 1.5 miles from the village centre. Lanlivery is a small rural location sitting close to a tributary of the River Fowey, approximately one and a half miles west of the historic town of Lostwithiel. South coast beaches and the Eden project are both close at hand. Heligan, Truro and Fowey are also nearby.

Poppy Lodge is located in the quiet cul-de-sac of lodges in Forest Glade on the park and offers a great opportunity to purchase a fully furnished lodge with the space to sleep four/six people and generous storage throughout. Poppy Lodge benefits from a proven and successful holiday rental history, offering great flexibility to a potential purchaser for personal use and the opportunity to provide an income as a holiday rental.

POPPY LODGE

Steps up from side onto wooden raised decking wrapping around the side and front of the lodge. The decking offers seating areas to the front and side with table and chairs. A door from this decking takes you into an entrance hallway with a generous storage cupboard and further cupboard housing recently fitted gas fired central heating boiler, the hallway provides access to the bedrooms, bathrooms and living area.

The Living Area: **4.9m x 3.7m** is a light and spacious room benefitting from a great natural light from windows to both sides and patio doors out to raised decking to the front. The living area offers a good-sized seating area with feature electric fireplace, HD plasma TV with blue ray DVD player and new carpets.



The dining area offers the space for a family size dining table. The kitchen was fitted approximately 12 months ago and boasts an extensive range of gloss grey base and wall mounted units including cupboards, drawers, and marble effect worktops. Stainless steel sink and drainer unit with cupboards under. Integrated fridge/freezer and oven with gas hob and extractor hood over. Space and plumbing for dishwasher but

could be space for Washing machine if preferred. Wood effect flooring.



The two bedrooms are accessed from the main hallway. Bedroom one **3m x 2.9m** has a double bed and fitted wardrobes, vanity desk and bedside tables. Jack and Jill doors allow the adjoining bathroom to be either used as an en-suite or family bathroom accessed from the hallway. This bathroom boasts a large airing cupboard, Pedestal wash hand basin, WC, bath with shower over, spotlights.



Bedroom two **2.9m x 2.9m** (currently used as a twin room) has built in wardrobes and Jack and Jill door also allowing the adjoining shower room to be used as an en-suite if desired with pedestal wash hand basin, WC and double shower cubicle.

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THE PARK

Forest Glade is open between 1st March to 7th January allowing you use of Poppy lodge for 10 months of the year. The lodges are for holiday use only and are not residential, you would also be able to let out Poppy Lodge should you want to.

SERVICES AND FEE

- LPG bottles is supplied by the park and paid for as and when required.
- Electricity is invoiced by the park every November.
- Ground rent is approximately £2500 including VAT per annum.

OUTSIDE

To the side is driveway parking for two cars and an area to the side laid to lawn. Decked areas to the front and side offer pleasant seating areas.



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract