

# 84 ATLANTIC BAY



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St Merryn, PL28 8PY

Guide Price: £50,950



£50,950



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

9 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Situated along Cornwall's stunning coastline, Atlantic Bay Holiday Park in St Merryn provides the perfect backdrop for truly memorable holidays. Just a short drive from golden beaches, breathtaking coastal walks, and the lively harbour town of Padstow, it's an ideal location whether you're after total relaxation or action-packed adventures. From surfing and sea air to fresh seafood and cream teas, this part of North Cornwall offers something for everyone.

The chalet itself is bright, modern, and thoughtfully designed to make your time away as comfortable and enjoyable as possible. The open-plan lounge and dining area is a welcoming space to unwind after a day out exploring, while the fully equipped kitchen makes self-catering easy and convenient. Whether you're hosting family or spending quiet evenings in, this space feels like a true home-from-home.

There is a cosy master bedroom featuring a double bed and useful built-in storage, along with a second bedroom fitted with bunk beds perfect for children or visiting guests. The family bathroom includes a shower, toilet, and wash basin, offering everything you need for a hassle-free stay. Outside, you'll find a private patio area, ideal for soaking up the sun or enjoying summer meals outdoors.

Set on a peaceful and attractive pitch within the park, the caravan also benefits from access to the excellent amenities Atlantic Bay is known for. The park itself is well-maintained, family-friendly, and perfectly positioned for discovering all that the Cornish coast has to offer—from picturesque beach days to charming seaside towns and countryside trails.

This is a wonderful opportunity to own your own holiday retreat in Cornwall, with the freedom to escape to the coast whenever you choose. Whether it's a quiet weekend getaway or a longer family break, this is a place you'll love returning to time and again.

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## KEY FEATURES

Two bedrooms

Open plan kitchen/living room

Family bathroom

Communal parking

Onsite playing park



[what3words///score.trinkets.bared](https://www.what3words.com/score.trinkets.bared)



EPC : F

Tenure – Freehold

Site fees: £3000 per annum

\*Please note that this chalet cannot be used as a main residence\*

## SERVICES

Heating – Electric

Water - Mains

Sewerage - Mains

Beaches Close By:

- Porthcothan
- Constantine
- Mother Ivy's
- Boobies Bay
- Harlyn
- Trevone
- Treyarnon

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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