

8 P I N E L A K E

S t T u d y



8 Pine Lake, Hengar Manor, St Tudy, PL30 3PL



Bodmin
£45,000
GUIDE PRICE

Pine Lake, Hengar Manor, St Tudy



FOR SALE

PROPERTY TYPE

 Park Home

BEDROOMS

 2

BATHROOMS

 2

LOCATION

 St Tudy

EPC RATING

 E

- TWO BEDROOMS
- SOFA BED IN LIVING ROOM (SLEEPS 6)
- OPEN PLAN KITCHEN/ LIVING/ DINING ROOM
- FAMILY SHOWER ROOM
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE
- ALLOCATED PARKING
- DECKED SEATING AREA
- EXTERNAL TAP
- SHED STORAGE







8 Pine Lake

Situated within the sought-after premiere site Hengar Manor Holiday Park in the charming village of St Tudy, 8 Pine Lake is a delightful Hudson caravan enjoying a peaceful rural setting with attractive views across the surrounding countryside and towards the on-site lake. This well-positioned park home presents an excellent opportunity for those seeking a relaxing holiday retreat in the heart of North Cornwall.

Upon entering the property, you are welcomed into a bright and sociable open-plan living space incorporating the kitchen, dining, and living areas. The living room provides a comfortable place to relax and unwind after a day exploring the beautiful Cornish countryside, while the dining area offers space for meals with family or guests and includes a double pull-out bed for additional sleeping accommodation. The open-plan layout creates a light and airy atmosphere, making it ideal for both relaxation and entertaining. This space also benefits from a blackout vertical blind on the main window.

The kitchen is conveniently arranged with a range of units offering useful storage and preparation space, making it practical for preparing meals during your stay. The kitchen also benefits from an updated electric induction double oven, larger fridge freezer and Panasonic microwave. Its layout flows naturally into the dining and living areas, enhancing the sense of space and functionality within the main living area.

From the living space, an inner hallway leads to the remaining accommodation. The property benefits from a family shower room fitted with a shower, wash basin, and WC. There are two bedrooms, including a twin bedroom and a well-proportioned double bedroom. The double bedroom also benefits from en-suite facilities, providing additional privacy and convenience.

Externally, the property features a generous decked seating area, perfect for outdoor dining or simply relaxing while enjoying the surrounding countryside views. Additional practical features include an external water tap and a private shed, offering useful storage for outdoor equipment or seasonal items. Allocated parking is available nearby, just a short walk from the lodge, ensuring convenient access to the property.





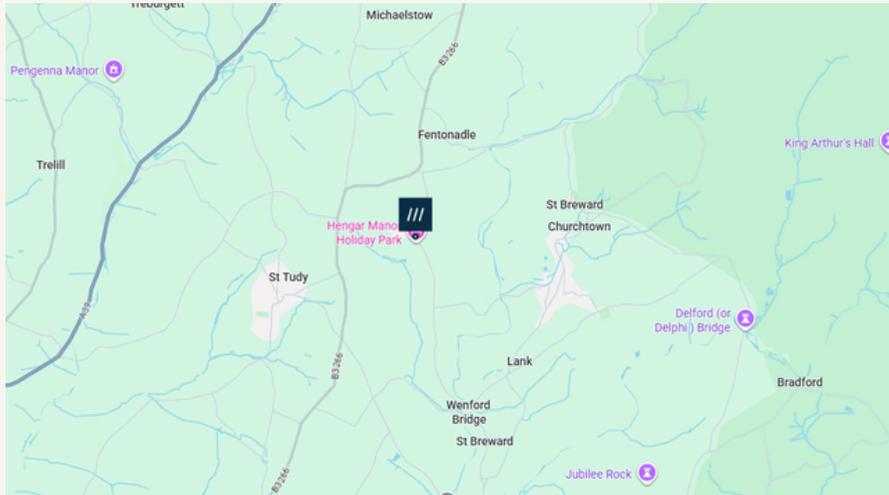






SLICE OF CORNWALL

Hengar Manor itself is set within attractive rural surroundings and is well positioned for exploring the many attractions of North Cornwall, including scenic countryside walks, charming villages, and the stunning coastline within easy driving distance.



Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

Directions: Sat Nav: PL30 3PL

Schools: In St Tudy there is a full pre-school that takes children from age one year through age 4 or 5 that can feed into the adjacent a Church of England Primary School that teaches until admission to Secondary school in Wadebridge, Camelford and Bodmin.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

What3Words: ///musically.fixture.racked

Current Annual Service Charge, To Include VAT, Of Approximately £5,200.

Lease Length - 2038

VIEW PROPERTY ONLINE

GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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