

H Halford & Homes

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Atlantic Bays Holiday Park, St. Merryn, PL28 8PY

Holiday Home in St Merryn Padstow

Investment Holiday Rental Opportunity

Well Presented Throughout

Close to Local Beaches including Harlyn Bay, Constaine Bay and Mother Ivys

Onsite Facilities

Planning in Place for Extension



ASKING PRICE £55,000

Looking for a holiday home close to the beautiful Cornish coastline and quaint fishing villages then look no further! Halford and Homes are delighted to offer a rare opportunity to purchase a holiday home in the lovely village of St Merryn, Padstow. Famous for the Seven Bays of Trevone, Harlyn, Mother Ivey's, Booby's, Constantine, Treyarnon and Porthcothan. Along with the onsite facilities the Chalet is located a short distance from the village centre, which offers a local convenience shop, traditional Cornish pubs and of course a Fish n Chip shop and bakery serving those world-renowned Cornish pasties. More information about what the campsite itself has to offer is available on their website. The accommodation briefly comprises of patio doors providing access from the private decking to the open plan Lounge, Kitchen, Diner. This space is the perfect place to relax after a day on the beach, the family can all unwind together and make use of the modern fitted kitchen complete with appliances. From the lounge the two double bedrooms and bathroom can be accessed. The main bedroom to the rear of the property accommodates a double bed and space for storage, the second bedroom currently occupies bunkbeds to really optimise use of the space. The chalet is available for use for ten months of the year and the current owner informs us that there is great potential for renting the property during this period. The property benefits from a very long lease and planning permission is in place to extend the property should the new owner need more space for those beach essentials. We highly recommended a viewing of this property to appreciate what the holiday home and surrounding area has to offer.



ACCOMMODATION

Bedroom One 7' 10" x 7' 7" (2.39m x 2.31m)

Bedroom Two 7' 10" x 7' 7" (2.39m x 2.31m)

Bathroom

Lounge 11' 7" x 7' 7" (3.53m x 2.31m)

Kitchen 7' 9" x 5' 9" (2.36m x 1.75m)



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

