



## **3 SEA LAWNS, SEA VIEW HOLIDAY PARK, BOSWINGER, NR GORRAN HAVEN, PL26 6LL.**

### SANDPIPER LODGE

Accommodation: Open Plan Living / Kitchen / Dining Room, Utility Room,  
Master Bedroom with En Suite Shower Room,  
Two Further Bedrooms, Family Shower Room.  
Parking Area for One Car, Raised Decking Area.

**OIRO £190,000**

Leasehold

Viewing only by appointment with H Tiddy

This Sandpiper lodge is situated on an enviable plot on the Sea Lawns development. With a large decking area complete with glass balustrading, this luxury lodge is perfect for soaking up the ambience of the South Cornwall coast. The lodge also benefits from parking for one car and the 12-month holiday season means it can be enjoyed at any time of the year on the 5\* Visit England graded park which offers an outdoor heated swimming pool, play areas and ample coastal walks on the doorstep.

From the raised decking area, a front door opens into the entrance hallway. A further door leads into the large, spacious well equipped open plan living kitchen dining room with sliding patio doors on to the attractive raised deck with unobstructed views across fields towards Hemmick Beach. Further doors lead off the entrance hallway to the bedrooms and the newly refitted family shower room. The main bedroom has a newly revamped en suite shower room with shower cubicle, wash basin and wc, as well as a dressing area with built in wardrobe. Bedroom two has twin beds and bedroom three is slightly smaller also with twin beds.

Outside the lodge features driveway parking for one car and has a large wrap-around decked terrace with a glass balustrade, offering the perfect spot for alfresco dining and to enjoy the fresh coastal air taking in the fabulous coastal and rural views.

Boasting an excellent turn-key condition, this holiday lodge is ready to move into and start enjoying the peaceful surroundings and beautiful coastal area.

**Location Summary** – (distances & times are approximate). Hemmick Beach – 0.5 miles. Porthluney Beach – 1.5 miles. Gorran Haven – 2 miles. St Mawes – 15 miles. Cathedral City of Truro – 15 miles. Newquay Airport – 22 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 10 miles with London Paddington circa 4.5 hours by rail. Plymouth – 47 miles. Exeter - 86 miles. The famous 'Lost Gardens of Heligan' – 4.5 miles away. Working fishing village of Mevagissey – 3.5 miles. The Eden Project – 14.5 miles.

#### **Location – Boswinger / Gorran Haven**

The South Cornwall coastal area in and around Gorran Haven is renowned for its outstanding natural beauty and beaches. The South Cornwall Coast Path is nearby providing miles of spectacular cliff-top walks. Gorran Haven has a very picturesque harbour and there are two lovely sandy beaches. The village itself has amenities catering for everyday needs including mini-market / newsagent / post office, restaurant and doctors' surgery and there are two pubs within a short distance. Gorran Primary School is approximately 1 mile.

#### **Cornwall**

Cornwall has been enjoying a renaissance. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine and Stuart Shaw at the Idle Rocks, St Mawes.

#### **Sea View Holiday Park**

Offering a 12 month holiday season and set in an Area of Outstanding Natural Beauty, Sea View is a completely unique destination. Surrounded by a patchwork of fields, interrupted by clusters of trees and with the beautiful 'Hemmick Beach' which is a short stroll away. Everything you need is within close proximity to the park being located within Gorran Haven where the main village offer a range of amenities such as bakery, general store, takeaway and public house. This is truly a beautiful part of South Cornwall that people just fall in love with.

This exclusive development of luxury lodges is ideal for those looking to escape to the great outdoors. Every lodge on the site will be finished to a five-star standard with block paved parking for two cars as well as large private decking areas overlooking the coastal scenery.

Some key points at a glance Seaview offers:

- Private plots with individual parking bays and large decked areas
- Turnkey lock up and leave investment, low maintenance
- Stunning views of the coast and countryside
- Lovely walks and beautiful beaches on the doorstep – a short stroll away set in highly desirable area of South Cornwall
- Leisure facilities including outdoor heated swimming pool, play areas
- On site shop and café
- Dog friendly park with exercise areas.
- Free high speed Wifi

#### **Letting**

At Seaview there is an option for owners to let their holiday homes. The lodges can be rented through the Holiday Park, taking the worry and hassle out of the whole letting procedure. They will arrange the bookings, advertising, caretaking and cleaning, guest arrivals, and most importantly collecting the income.



## General Information

### Services

Mains water, electricity and drainage. Gas fired combination boiler for heating and hot water. Double glazing. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

**Agents Note:** All accommodation at Seaview, Gorran Haven is sold for HOLIDAY USE ONLY and must not be used as a primary place of residence. Evidence of permanent address is required as part of the purchase process.

**FTTC Broadband available:** Openreach predicted max speeds: Superfast 20 – 33 Mbps; Basic 24 Mbps.

**Energy performance certificate rating A.**      **Council tax band - Exempt.**

**Viewing:** Strictly by appointment with H Tiddy

**Tenure:** Leasehold. 28 years remaining on license.      **Ofcom Mobile Area Coverage Rating:** Good

**Long-Term-Flood-Risks:** River/Sea: Very Low Risk. Surface Water: Very Low Risk

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website for further information and to 'check long term flood risks'.

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