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**Jackie Stanley**  
 ESTATE AGENTS



Contemporary Detached Cedar Holiday Lodge  
 Three Double Bedrooms with Master En-Suite Shower Room  
 Sleek Modern Kitchen with Integral Appliances  
 Stylish Open Plan Living Space  
 Large Lawned Gardens, Grounds & Driveway Parking  
 Stunning Far Reaching Countryside Views  
 A Short Distance from Padstow

**Lodge 3, St Issey**  
**£199,950**

This highly contemporary three bedroom detached cedar holiday lodge is situated within large lawned gardens & grounds in a peaceful position on the edge of Trewince Farm Holiday Park offering stunning far reaching countryside views.

For further information about this property please visit our office or call us on

**01841 532555**



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Registered Office  
 1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67  
 Registered in England 4991702

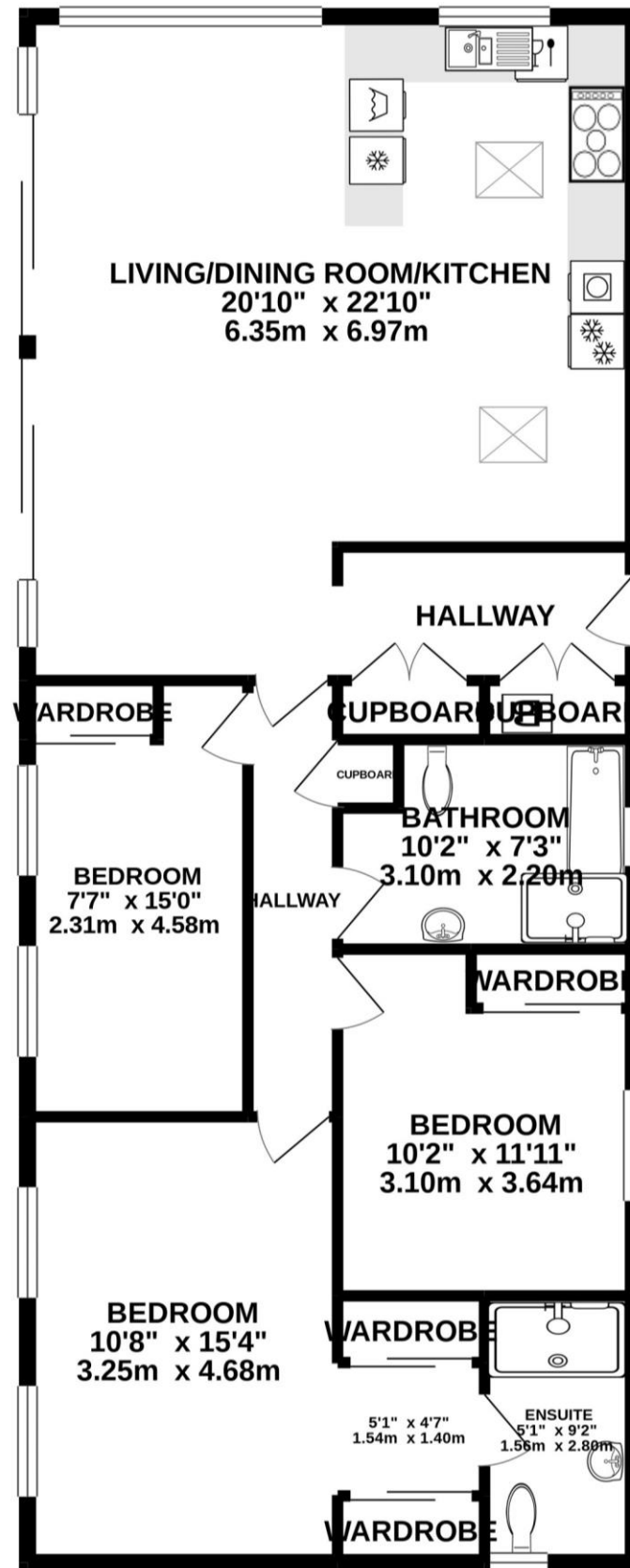
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GROUND FLOOR  
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 sq.m.) approx.

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Lodge 3 is a contemporary three bedroom detached cedar clad holiday lodge, situated within its own large gardens and grounds with stunning far reaching views across a swathe of the surrounding countryside. The property sits on the edge of Trewince Farm Holiday Park in a private and peaceful location. The location provides a short walk into the village of St Issey, a short drive to the picturesque harbour village of Padstow and the thriving market town of Wadebridge.

Lodge 3 is of an open plan contemporary design, full of natural light being south facing with a large amount of windows and French doors. Noteworthy features include solid oak floors, oak doors, UPVC double glazing, a fully integrated modern kitchen, three genuine double bedrooms with the master bedroom having generous built in wardrobes and a stylish master en-suite shower room. Of further benefit is a fashionable family bathroom and spacious central hallway with cloaks cupboards.

The large gardens and grounds are substantial and mostly encompass lovely level lawns with a tall established bund surrounding. There is a block paved patio where one can sit and enjoy the fabulous far reaching countryside views and extensive parking area to the side.

Lodge 3 is leasehold with approximately 48 years remaining on a 50 year lease. Please note, the property cannot be holiday let and cannot be a permanent place of residence. Current site charges are approximately £4,937.93 inclusive of 20% Vat which will increase by 2.5% in 2021 and includes water and drainage costs. The property can be used between the 1<sup>st</sup> of March and the 15<sup>th</sup> of January. Services to the property include mains electricity, water and shared private drainage with tanked gas supply.

The beautiful Cornish village of St Issey sits between the picturesque fishing harbour of Padstow and the thriving market town of Wadebridge. The village is home to the very popular 17<sup>th</sup> Century Ring O'Bells Inn which has a fantastic reputation for good food and a welcoming atmosphere. Other amenities include a church, village hall and primary school. Walks down to the Camel Trail and the Saints Way are easily accessible and the stunning beaches of the North Cornish coast are just a short drive away.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find Trewince Farm Holiday Park, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge and St Issey and follow the A389 down through Little Petherick and out the other side. Enter St Issey, pass the Ring O'Bells Inn and drive through the village and out the other side. Take the next right signposted to Trewince Farm Holiday Park. Follow the lane down and the entrance to the holiday park can be found on the right hand side. The postcode for satellite navigation is PL27 7RL.

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